

800 East Denny Way

Project #3032084 Design Recommendation

X November 2019 | East Design Review Board



KAMIAK

Workshop AD

Karen Kiest | Landscape Architects

development objectives

proposal

The site, zoned MR-RC and located within the Capitol Hill Urban Center Village, is an 8,022 sqft lot at the northeast corner of East Denny Way and Harvard Avenue East. This is one block west of Broadway, the neighborhood arterial, which provides frequent transit service with bus service, the First Hill Streetcar, and Link lightrail. Denny is a highly travelled pedestrian route connecting the neighborhood west down the hill into South Lake Union, Cascade, and downtown Seattle. Harvard is a quieter neighborhood street. To the north of the development site is a 3-story apartment building (1904) on a 4,800 sqft lot. To the east is a 4-story apartment building (1918) on a 6,360 sqft lot. To the west across Harvard Ave E is a 5-story apartment building constructed in 1928 on a 13,375 sqft lot. To the south across E Denny Way is the historic 2-story Pantages House (1906) and 6-story Pantages Apartments (2005).

The proposed development is a residential apartment building comprising 103 dwelling units with a diverse mix of congregate units, SEDU's, and 1-bedroom units. The structure is 7-stories above grade with a 1-story basement. The project will provide 7 affordable units and be developed under the provisions of SMC Section 23.45.516 and Chapter 23.58. A 530 sqft commercial space and resident amenity spaces are included at street level. One loading space and no parking stalls are proposed on site.

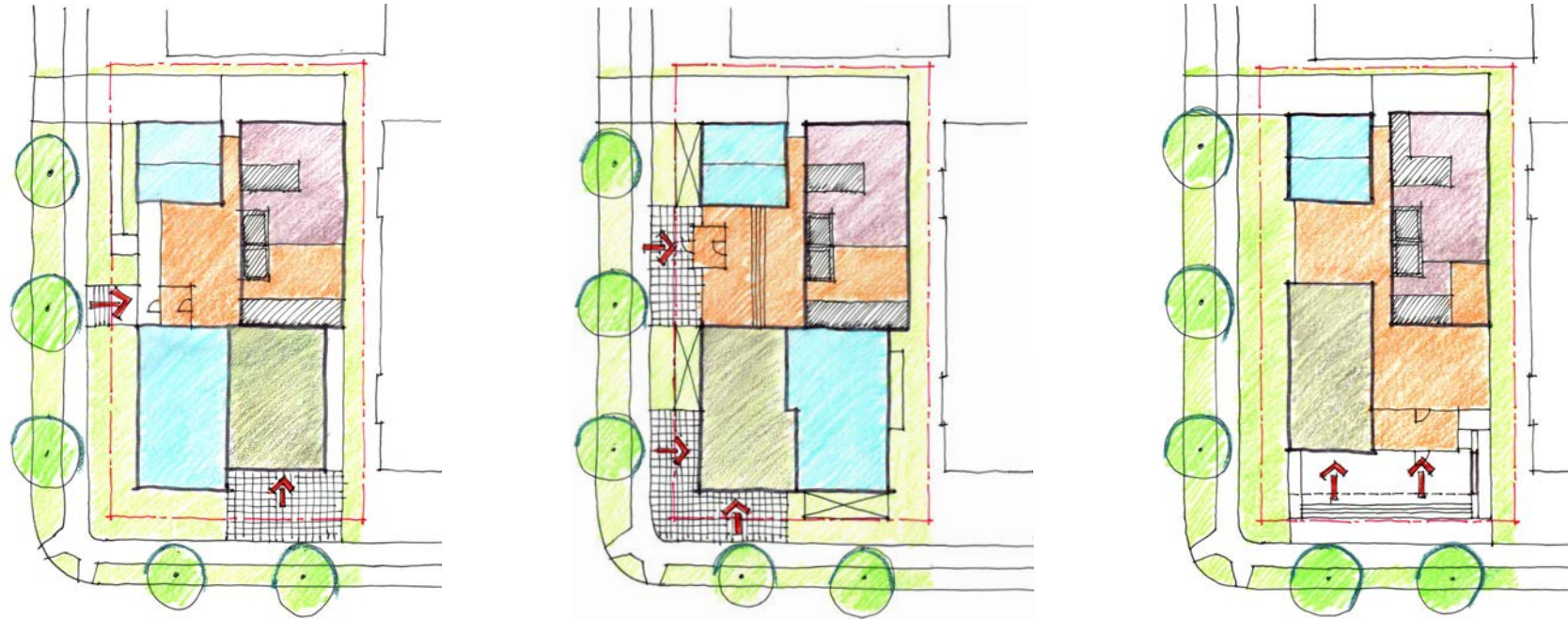
The design proposal responds to four primary considerations:

- 1. Create a civic connection to the activity of E Denny Way with a broad entry porch that directly engages the pedestrian realm.**
- 2. Enhance the domestic character of Harvard Avenue East through landscape, scale, and use.**
- 3. Create diversity of unit size, type, and affordability that meets the needs of a broader community.**
- 4. Contribute to the urban fabric of the neighborhood through cohesive massing, fenestration, and material on all sides of the project.**

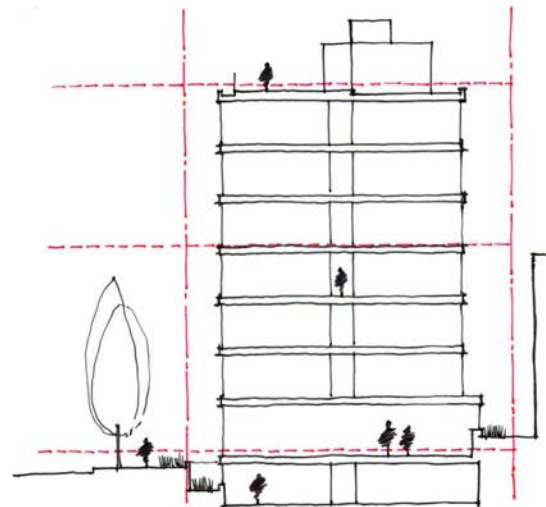
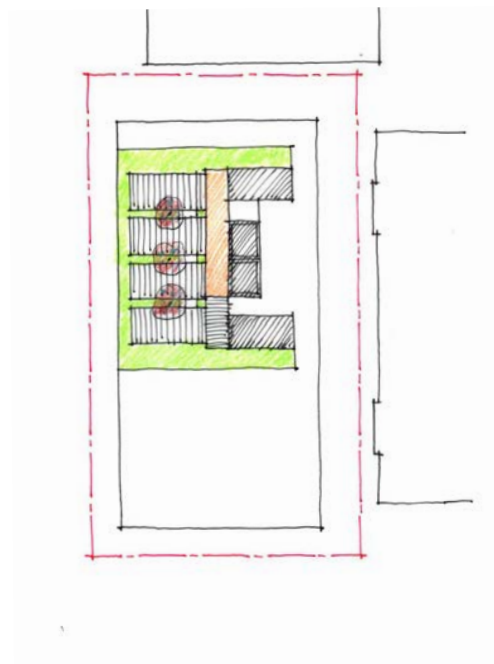
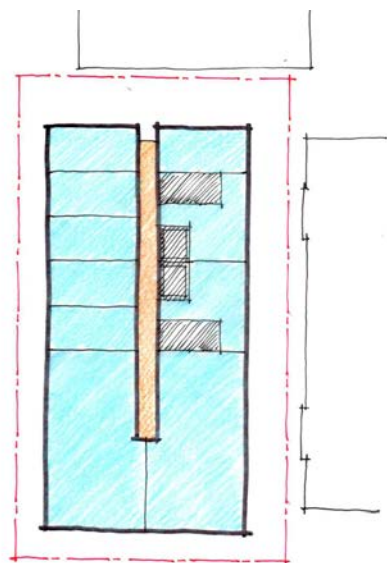
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community outreach



representative conceptual imagery shown at community outreach meetings



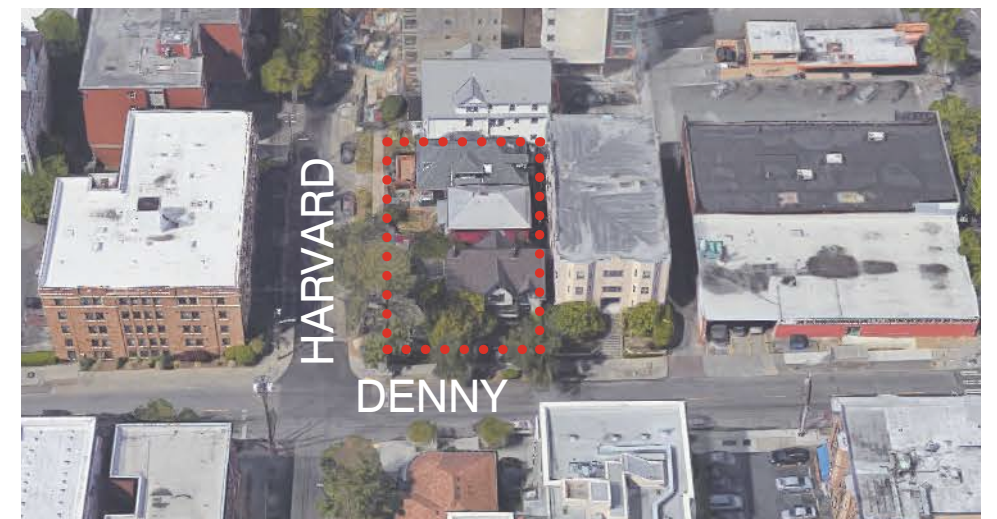
A community outreach meeting was held at The Summit on E Pike on August 14, 2018. During the meeting the design team described preliminary design considerations and solicited feedback on design issues, community priorities, and key aspects of the neighborhood.

Members of the community / neighborhood expressed that:

- the street facing facades of the building should engage the sidewalk environment and interface with the broader neighborhood.
- the landscaping of edges, particularly along sidewalks, is a key consideration.
- the project should accommodate birds & bees in the landscape.
- a mix of unit types is desired to maintain diversity of neighborhood.
- with ample accessible transportation networks nearby the project should not provide any parking.
- small commercial spaces, flexibility of tenant type, potential for operable facades and/or outdoor areas with southern exposure are favorable.
- Café Barjot at Belroy Apts on Bellevue Ave E exemplary.
- corner commercial with elevation slightly above sidewalk grade relates well to the neighboring buildings at the intersection.
- The option with primary entries, exposure, and uses fronting Denny was preferred.

Additional outreach and engagement efforts included:

- 459 direct mailer postcards to residences and businesses within 500 feet of site.
- email to distribution list that includes community organizations indentified by the Department of Neighborhoods; Capitol Hill Chamber, Pike Pine Urban Neighborhood Council, Capitol Hill Housing, Capitol Hill Seattle Blog.
- post on local blog / digital newsletter including Capitol Hill Chamber and Pike Pine Urban Neighborhood Council.
- project presentation to Pike Pine Urban Neighborhood Council on 20 August 2018 and 19 August 2019. The PPUNC supported a uniform massing and articulated detailing, particularly at levels 1-2 near the street.



urban analysis



Broadway commercial & mixed-use



E Olive Way commercial



Cal Anderson Park



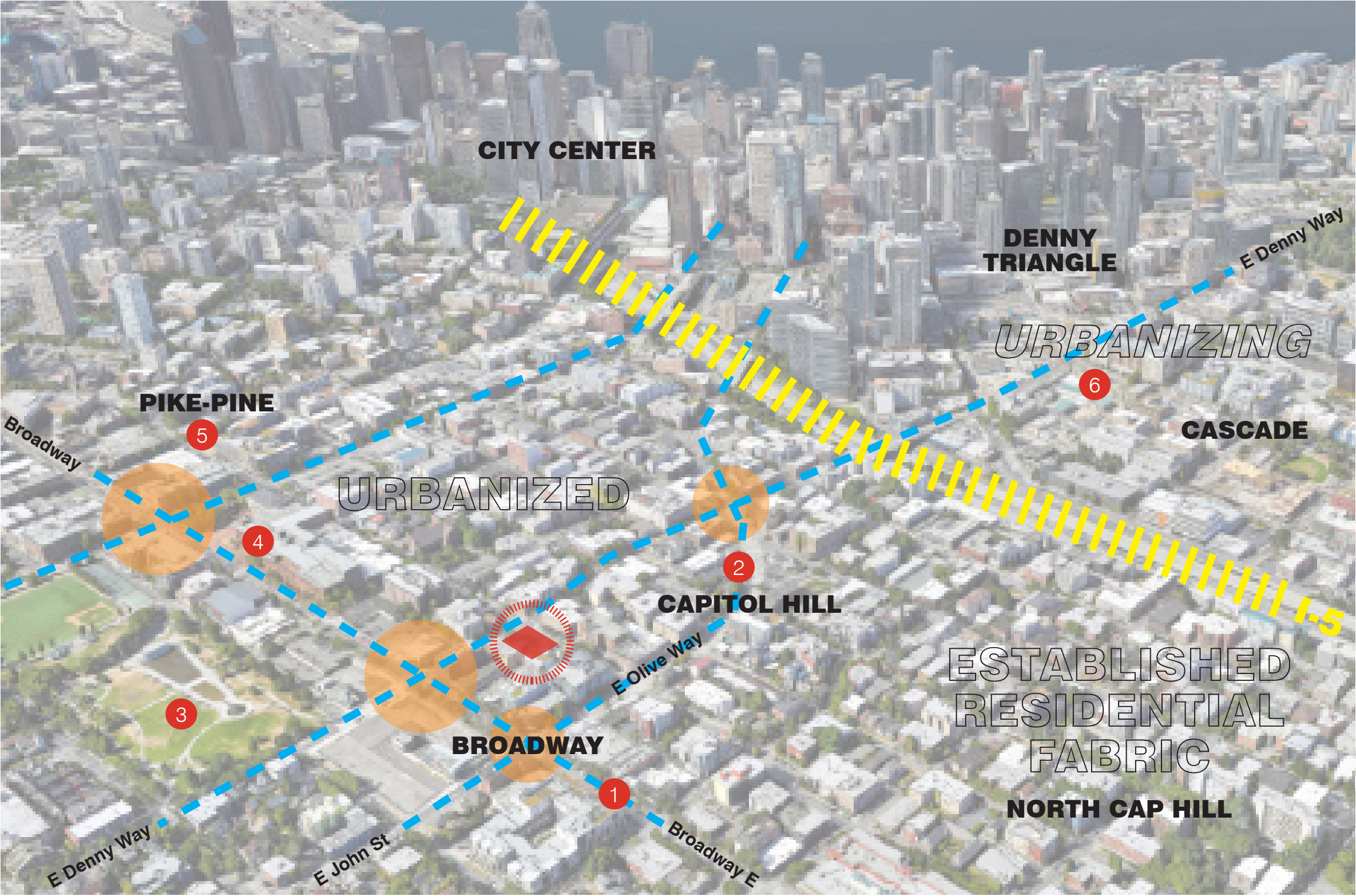
Seattle Central College

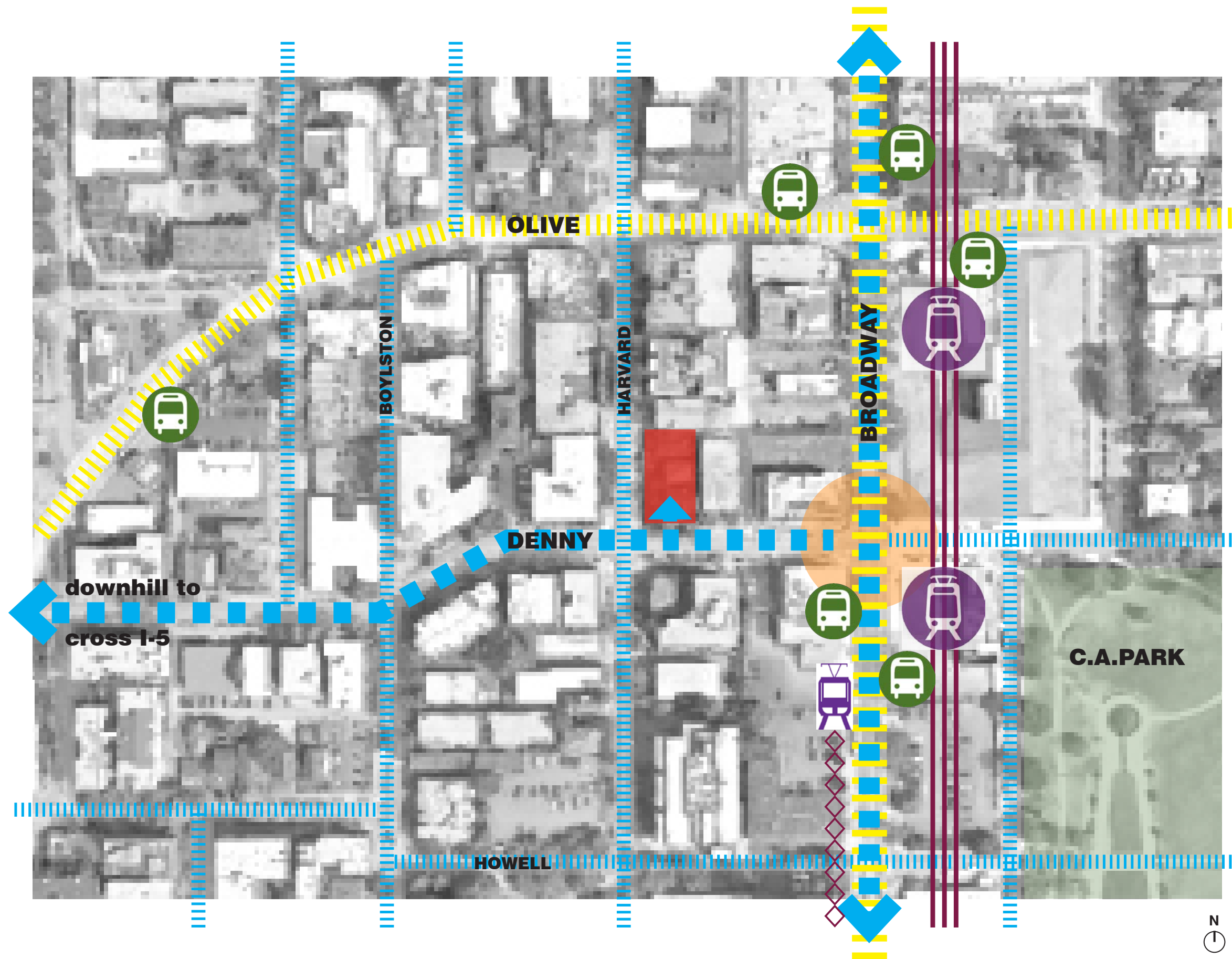


Pike-Pine District



Denny Triangle | Cascade





Adjacent to downtown, Capitol Hill is arguably the city's most dynamic and diverse urban district. The project site sits within an established residential fabric at the intersection of East Denny Way and Harvard Ave East. Denny Way is a well-travelled pedestrian and vehicular connector between Capitol Hill across the I-5 corridor to the transitioning Denny Triangle, Cascade, and South Lake Union neighborhoods. As these neighborhoods evolve from primarily commercial, light industrial, cultural, and small scaled residential to a more robust mixed-use district there is a shift in the center of gravity. The pedestrian activity along Denny contributes to the interconnectedness as urban dwellers move up and down the hill between home, work, and recreation opportunities.

The newly opened Link light rail transportation hub at Denny and Broadway anchors the north end of Cal Anderson Park and Seattle Central College and acts as a terminus to the uphill movement along Denny. Additional transportation networks include street car, bus routes, and dedicated bicycle lanes. Just one block east of the project site, Broadway maintains an eclectic mix of uses including residential, retail, restaurants, bars, and coffee shops extending north and south to the Pike-Pine District.

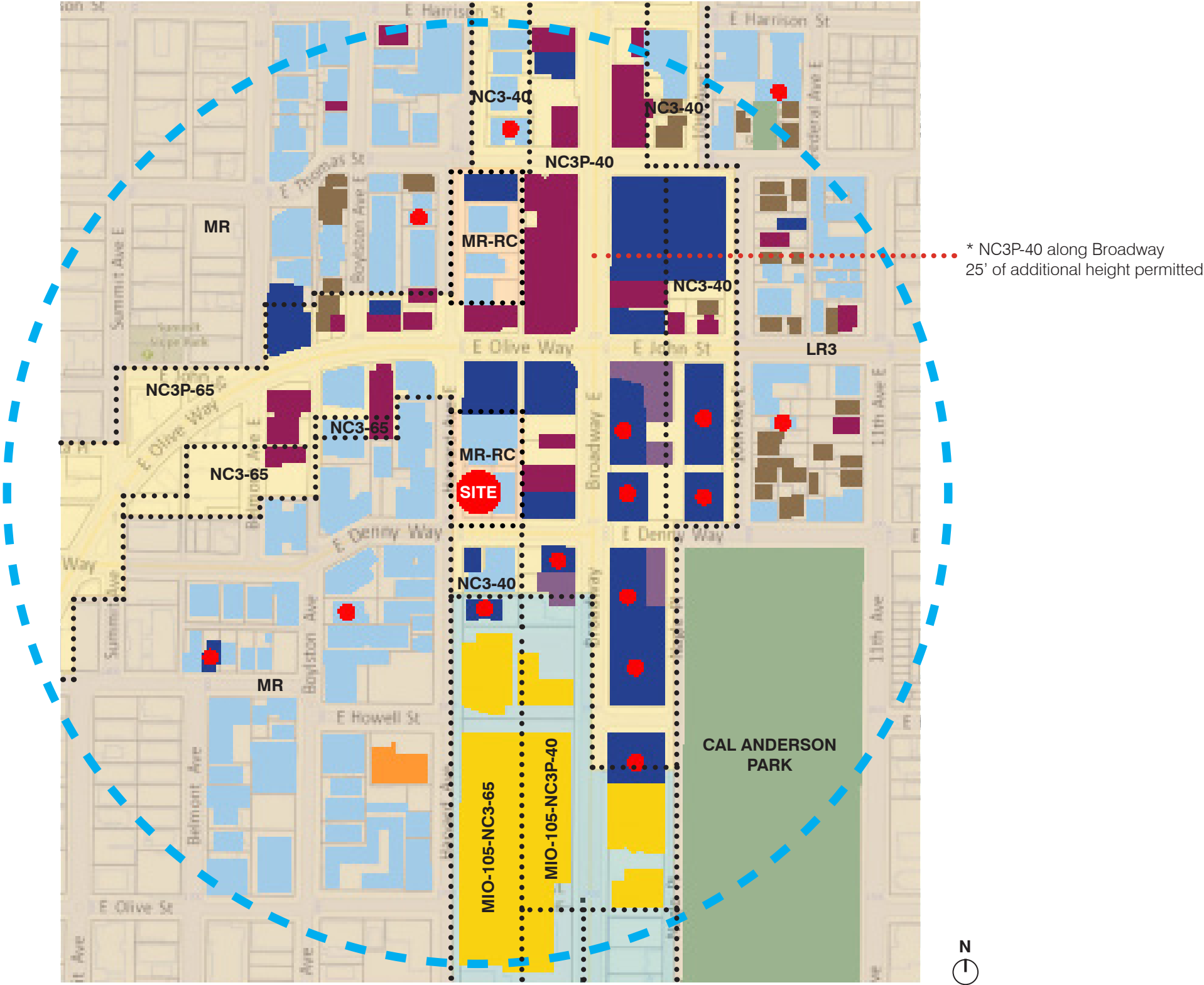
Within a single block, the transition from the commercial activity of Broadway to a principally pedestrian residential environment is remarkable. Harvard Avenue East is a relatively narrow street and lined with landscaped yards and planter strips which filters pedestrian movement through the neighborhood. Aside from Seattle Central College and the Capitol Hill Library a diverse mix of domestic structures stretch from East Pine to Roy Street and include structures that range from small single story early 1900's Craftsman style houses to recently completed seven story mid-rises. The scale and character of Harvard has noticeable shifts at Olive Way and Thomas St.

At +330' above sea level, the upper levels of the proposed project will enjoy views of the downtown skyline, Lake Union, Elliott Bay, and the Olympic Mountains beyond.

neighborhood use & zoning

Zoning	MR-RC
Overlays	Capitol Hill Urban Center Capitol Hill Station Overlay District
Lot Size	8,022 sqft
FAR	4.25 (incentive per 23.45.516 & 23.58A) GFA = 34,094 sqft
Height Limit	75 feet (affordable unit incentive) roof top features: +4 feet for parapets, guards, roof decks +15 feet for stair and elevator penthouses
Affordable Unit Incentive	5 units proposed
Total Dwellings	83 units proposed
Setbacks	rear 15' (see departure requests) side 0-42' = 5' min / 7' avg side +42' = 7' min / 10' avg street lot lines 5' min / 7' avg
Amenity Area	5% of residential use = 1,891 sqft
Parking	none required 1 load/unload proposed
Bicycle Parking	75 long term 4 short term required & proposed

- single family residential
- multi-family housing
- mixed-use
- commercial / retail / office
- civic / religious
- institution / education
- recreation / open space
- proposed housing development
- proposed mixed-use development
- transit station
- 1/8 mile radius | 2.5 minute walk
- zone transitions





Dick's Drive-In Restaurant



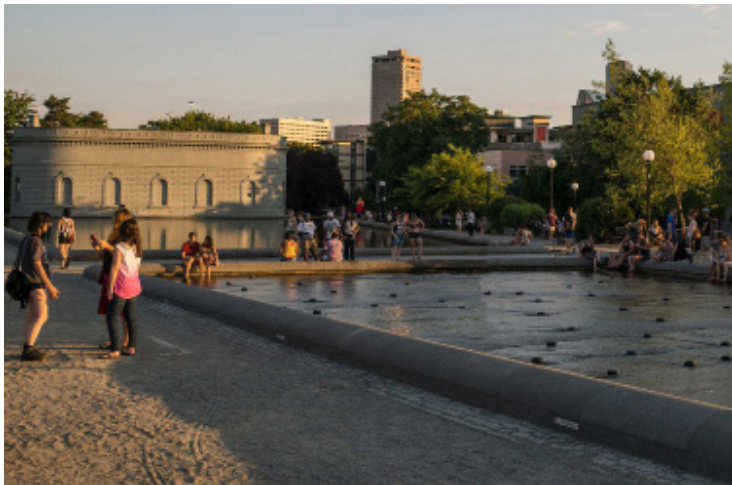
Capitol Hill Lightrail Station



Seattle Central College



Broadway Commercial Stores



Cal Anderson Park



Seattle Public Library | Capitol Hill Branch



Take Lessons (former Cap Hil Presbyterian Church)



Lost Lake Restaurant



118 Broadway East (proposed / in permitting)

residential vintage

1900 to 1940

Three to five-story walk-up apartment buildings. Minimal setbacks. Mid-frontage entries with ornamentation and units organized around central corridors with limited communal spaces. First story typically raised above sidewalk grade with partially below grade basement units. Limited building modulation. Uniformly spaced vertically proportioned windows on street and side facades. Brick cladding with belt course at first story. Limited or no parking.



1900-1940



1940 to 1980

Three to five-story garden style and parking court apartment buildings. Minimal setbacks or large setback for parking. At grade entry or shared balcony. Planar building modulation. Horizontally proportioned windows. Panel and stucco cladding with brick or stone accent surfaces. Some private balconies, limited shared spaces. At grade courts or tuck under parking, usually direct from streets with limited alley access.



1940-1980



1980 to 2010

Five to six-story block style apartment buildings. Limited setbacks. Street level entry lobby. Large scale massing, bay windows, and balconies used for modulation. Square proportioned windows on front and side facades. Cladding used to accent modulation elements. Metal, wood, and panel cladding products with various scales and textures prominent, limited use of brick. Venting on facades.



1980-2010



2010 to Present

Six to seven-story infill apartment buildings. Street level entry lobby or townhouse style street frontage and side entry. Building modulation with large windows facing street and smaller slender side façade openings. Cementitious panel and metal claddings typical, with limited use of wood and brick. Composition of windows and siding panels. Some secondary features such as balconies and projecting canopies. Venting on facades.



2010-Present



neighborhood materials & features

The range of periods, building types, and styles leads to a variety of building materials, finer grain details, and levels of quality.

Brick masonry is found across all periods; the extent diminishing with time. Early buildings were predominantly brick. Recently developed buildings deploy the material primarily as an accent. Different types of concrete masonry appear on several mid-century buildings.

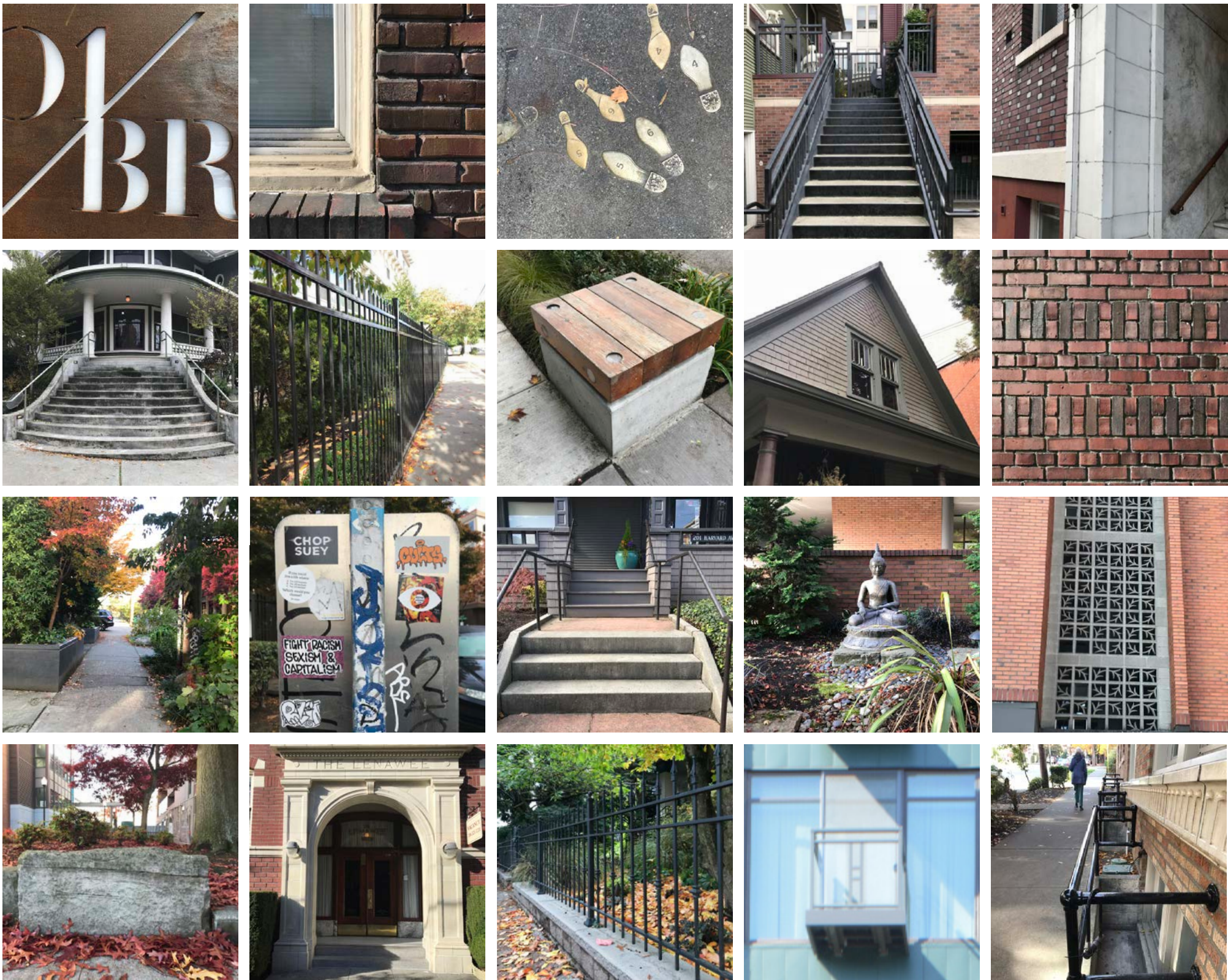
Stone detailing is commonly used to highlight residential building entries, particularly in the early 20th century masonry apartment buildings.

Wood is also used across the different periods of buildings in a wide range of scales and quality. Narrow profile painted VG fir has given way to lesser quality cedar that is often stained.

Metals are used in a variety of ways from stock profiles used for rails and ornament, to exposed structural pipe columns, to perforated sheet and siding systems including balconies on buildings constructed in the past fifteen years.

Panel products are most prevalent on very recent and mid-century buildings. Stronger colors are typically used with these materials. Color is also used with stucco or other coatings.

Landscaping creates strong transitions between the sidewalk environment and building faces. Elements such as street furniture and integrated civic art work is common within the pedestrian realm. Side yards between buildings are also typically landscaped when not used for access to parking or building services.



streetscape photos & analysis

E OLIVE WAY

6 Story "The Heights" Apts
(2006) brick, cement board, metal panel
regular openings / bays, balconies / roof overhang / symmetry
storefront commercial & recessed entry at street level

8-15 ft unit to unit exposure

7 Story "Lexicon" Apts
(2013) brick, wood, cement board, metal panel
regular punched openings / balconies / symmetry
simple entry and units at street level

6-8 ft unit to unit exposure

3 Story Apts
(1904) wood lap siding
regular openings / symmetry
elevated above street

DEVELOPMENT SITE

2 Story SFR 2 Story SFR 2 Story SFR

HARVARD AVE // east side

surface parking lot

3 Story 6-unit Apts
(1900) cement board
regular openings / bays
basement units

2 Story Duplex
(1902) wood lap & shingle
random openings
unit at street level

4 Story "La Rochelle" Apts
(1960) brick & stucco
regular openings
units at street level

15-20 ft unit to unit exposure

2 Story "Harvard Ave" Apts
(1956) brick & wood
regular openings
units at street level

10 ft unit to unit exposure

3 Story Mixed-use "Abonita" Apts
(1926) brick with stone detailing
regular punched openings / symmetry
commercial & units slightly above street level

E DENNY WAY

HARVARD AVE // west side



E DENNY WAY

2

5

3

4

1

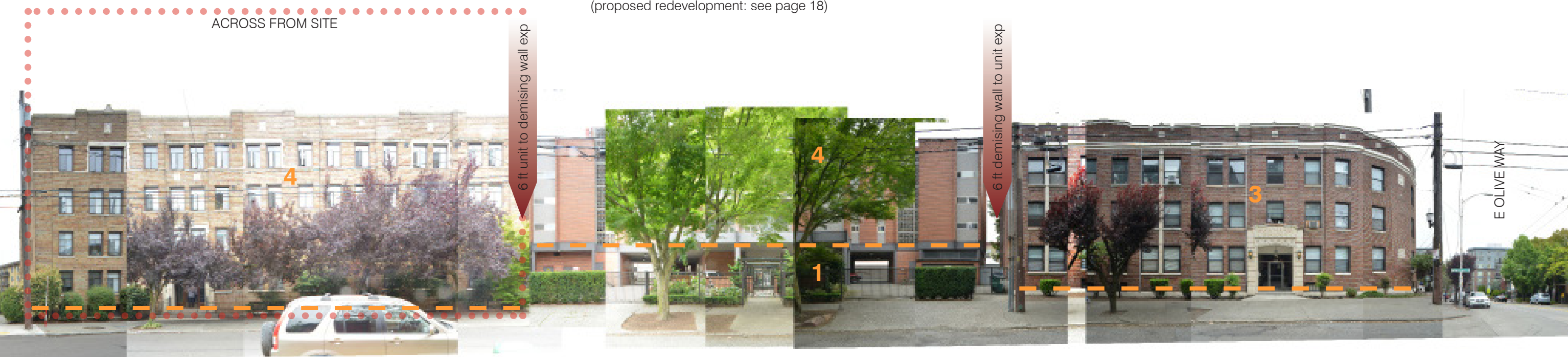
Historic Pantages House
(1906) wood siding & trim
random openings / bays
landscaped berm at basement

6 Story "Pantages" Apts
(2005) brick, cement board & panel
regular openings / bays
services at street level

3 Story Apts
(1959) brick with regular openings
regular openings / balconies
landscaped street edge
(proposed redevelopment: see page 18)

5 Story Seattle Central College | Science and Math Building
painted concrete, metal panel
regular punched openings / symmetry
simple entry and services at street level

ACROSS FROM SITE



5 Story "La Salle" Apts
(1928) brick with stone detailing
regular punched openings / symmetry
entry portal with units at street level

5 Story "Ramayana" Apts
(1965) painted concrete, brick, stucco, pre-cast concrete block screens
regular punched openings / symmetry
services and parking at street level / drive court

3 Story "Harvard Crest" Apts
(1927) brick with stone detailing
regular punched openings / rounded corner
entry portal with units at street level

E OLIVE WAY

streetscape photos & analysis



6 Story "The Maxwell" Condominium
(2000) brick & stucco
regular punched openings / balconies / ornate cornice
corner entry with units at street level

5 Story "La Salle" Apts
(1928) brick with stone detailing
regular punched openings / symmetry
units at street level & basement

DENNY AVE // north side



2 Story SFR

4 Story Apts
(1918) stucco
regular punched openings / symmetry
landscaped & terraced street edge
exterior stairs up to elevated entry

6 Story Mixed-Use Apts
(2017) brick, metal panel, cement panel
frame massing with large openings / balconies & canopies / cornice
simple entry and glazed commercial at street level

streetscape photos & analysis



3 Story Mixed-use
(1959) brick with regular openings & bays
regular openings / bays / roof overhang
street level commercial spaces
(proposed redevelopment: see page 18)

6 Story "Pantages" Apts
(2005) brick, cement board & panel
regular openings / bays / cornice
units elevated slightly above street

Historic Pantages House
(1906) wood siding & trim
random openings / bays / roof overhang
landscaped berm at basement
corner stairs and wrapping porch

DENNY AVE // south side



3 Story Mixed-use "Abonita" Apts
 (1926) brick with stone detailing
 regular punched openings / symmetry
 central entry with mixed condition at street level

5 Story Condo
 (2002) lap siding & stucco
 regular punched openings
 simple entry with mixed condition at street level

5 Story Condo
 (1989) lap siding & stucco
 regular openings / balconies / symmetry
 simple entry with units elevated above street level

future developments



HARVARD AVE // east side



DENNY AVE // south side

proposed redevelopment:
6 story mixed-use with 50 apartments



1 600 E Howell St: proposed 76 unit mixed-use building



2 1820 Boylston Ave: proposed 55 unit apartment building



3 1830 Broadway: proposed 94 unit mixed-use building



4 118 Broadway E: proposed 150 unit mixed-use building



5 123 10th Ave E: proposed 74 unit mixed-use building

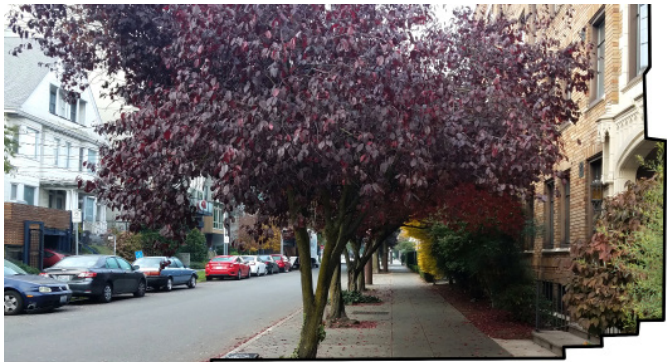
site context



street characteristics & patterns



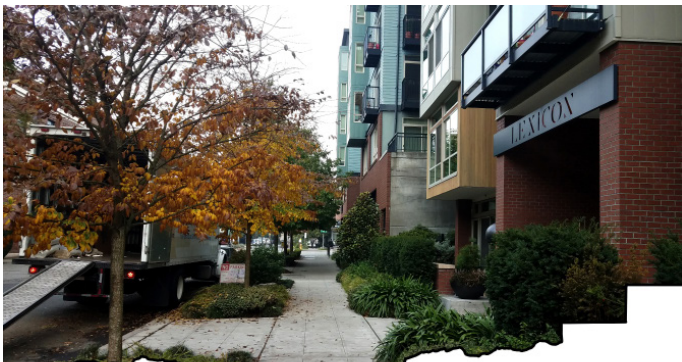
A Harvard Ave E - Ramayana Apartments



B Harvard Ave E - La Salle Apartments



C Harvard Ave E - Abonita Apartments



D Harvard Ave E - Lexicon Apartments



E Harvard Ave E - Lance Matsuda



F Harvard Ave E - Pantages House



G E Denny Way - 101 Broadway Apartments



H E Denny Way - 810 E Denny Apartments



I E Denny Way - Pantages Apartments



Harvard Ave E | west edge
Topographically flat.

A. Mature regularly spaced street trees, lack of curb edge plantings results in widened sidewalk. Extended ground plane behind continuous hedge and ornamental fence at mid-century apt building setback from street and raised over parking.

B. Mature regularly spaced street trees, lack of curb edge plantings results in widened sidewalk. Intermittent plantings along limited setback building face, floor level slightly raised above sidewalk, below grade units with small windows.

C. Curb edge planting strip and narrow sidewalk. Restricted plantings along limited setback building face with long ramp to access floor level slightly raised above sidewalk.

Harvard Ave E | east edge
Topographically flat.

D. Regularly spaced street trees, curb edge plantings and standard sidewalk. Direct on grade residential entry flanked by plantings that transition to private terraces with short walls.

E. No street trees, grassed curb edge planting strip and standard sidewalk. Entry raised well above sidewalk with steps leading up to setback covered porch flanked by sloping landscaped front yard.

F. Mature regularly spaced street trees, curb edge plantings and standard sidewalk. Entry raised well above sidewalk with steps leading up to covered porch flanked by sloping landscape partially covering day lit basement.

E Denny Way
Topographically flat.

G. Regularly spaced juvenile street trees, curb edge plantings with pedestrian bench seating and widened sidewalk to face of highly glazed building wall partially covered by canopies.

H. No street trees or curb edge plantings resulting in widened sidewalk. Entry raised well above sidewalk with central steps leading up to covered porch and setback building face flanked by terraced landscaped front yard.

I. Juvenile street trees, curb edge plantings and standard sidewalk. Sloping access ramp and stairs with intermittent landscape leading up to raised floor level and courtyard space between buildings.

Building Separation

On fully developed parcels fronting Harvard the building separation ranges from 6-20 feet wide and is typically used for secondary circulation, parking access, and trash / utility storage. These gaps typically have limited landscaping. Exposure between buildings and dwelling units is varied from solid party walls to direct window frontage with some balconies.

site survey

800 East Denny Way | parcel 600300-2045
that portion of lot 1, in block 47, addition to the city of Seattle, as laid off by D.T. Denny, guardian of the estate of J.H. Nagle (commonly known as Nagle’s addition to the city of Seattle), according to the plat thereof recorded as follows: beginning at the southwest corner of lot 1; thence north along the west line thereof 45.43 feet; thence east parallel with the north line thereof 67 feet; thence south 45.50 feet; thence west 67 feet to the true point of beginning.

102 Harvard Ave East | parcel 600300-2047
the west 67 feet of lots 1 and 2, block 47 of addition to the city of Seattle, as laid off by D.T. Denny, guardian of the estate of J.H. Nagle, according to the plat thereof recorded in volume 1 of plats, page 153, in King County, Washington; except the north 7.24 feet of said lot 2; and except that portion of said lot 1 lying south of the following described line: beginning at a point which is 45.43 feet north of the southwest corner of said lot 1; thence east along a line which is parallel to the north boundary line of said lot 2 to the east line of said west 67 feet.

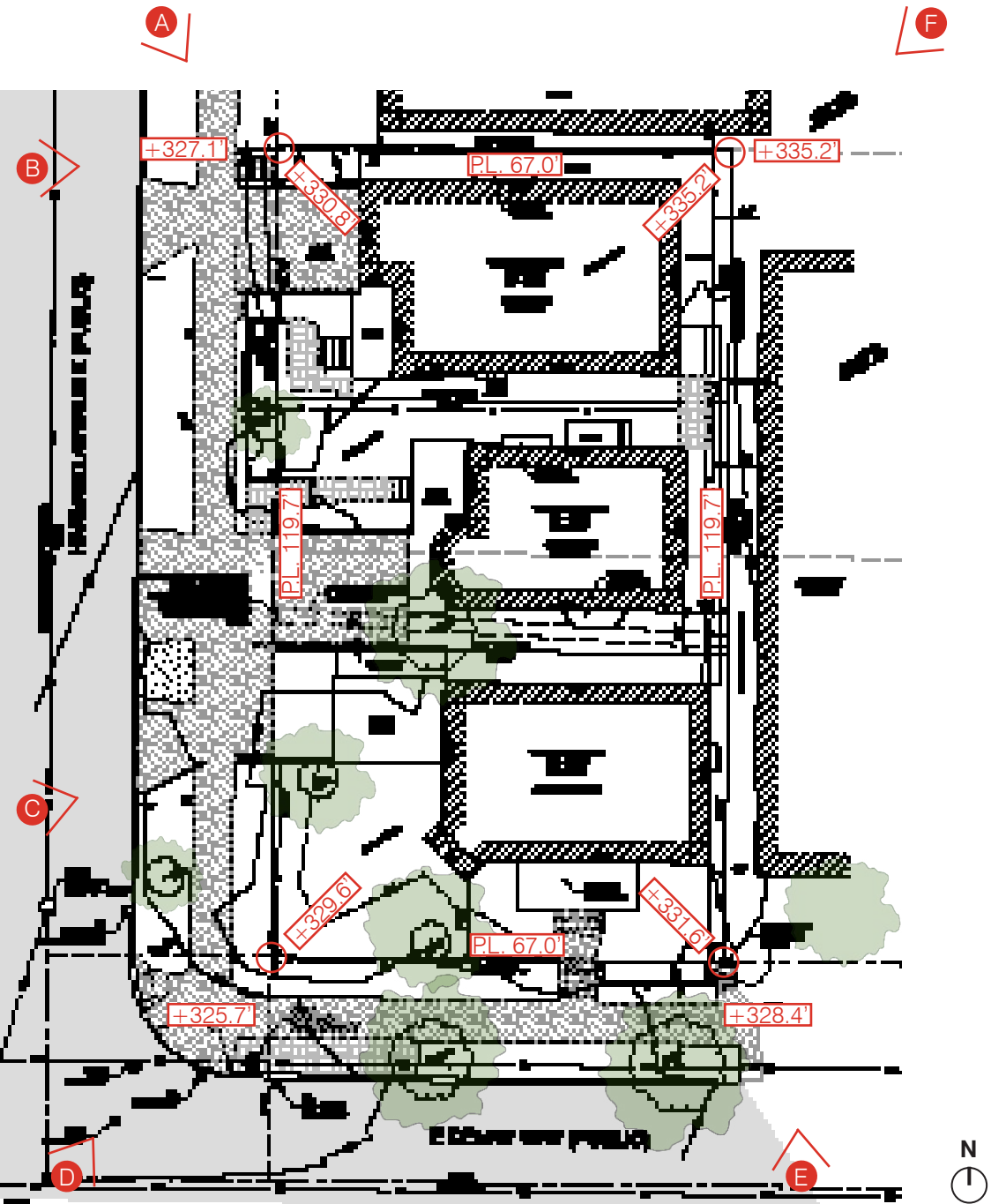
110 Harvard Ave East | parcel 600300-2050
the north 37.24 feet of the west 67 feet of lot 2, block 47, addition to the city of Seattle, as laid off by D.T. Denny, guardian of the estate of J.H. Nagle (commonly known as Nagle’s addition to the city of Seattle), according to the plat thereof recorded in volume 1 of plats, page 153, in King County, Washington.

Total lot area = 8,022 sqft

The site has minor topographical change from the southwest intersection corner up approximately three feet to the east and two feet to the north. A six-foot planting strip is along the Denny frontage and an eight to nine foot planting strip is along the Harvard frontage. The sidewalk edge to property line is consistent along both frontages at approximately six feet wide and is currently a landscaped slope along the Denny frontage and cut for driveway access along the Harvard frontage. The site benches to meet the adjacent yard elevations along the north and east sides with approximately 10 feet of vertical change from the low southwest sidewalk corner up to the high northeast property corner. There are no exceptional trees on site. Overhead power lines are located across Harvard and Denny resulting in no power line impacts to the development area of the parcel.

Once above the neighboring buildings to the south and west, the site provides excellent views to Elliot Bay, the downtown skyline, and the Olympics beyond.

Arborist Tree Inventory
Arbor Options, LLC tree consultants completed a tree identification and evaluation based on a 3/23/18 site visit. There are five (5) significant trees located on site, all non-exceptional. There are three (3) right of way trees and one (1) encroaching tree on the adjacent property to the east, all non-exceptional.



view towards southwest

NW P.L.
CORNER



A Sidewalk along Harvard Ave

NORTH
P.L.



B North edge
Note: elevated floor level of neighbor (white 3-story apartment building)

SW P.L.
CORNER



C Harvard Ave frontage
Note: existing planting strip with large curb cuts

SW P.L.
CORNER



D Harvard & Denny intersection
Note: existing street trees and corner stair across intersection at historic Pantages House

SE P.L.
CORNER



E Southeast corner
Note: landscaped and terraced front edge at neighbor to the east along with existing fence line along south and east property lines

SE P.L.
CORNER

NE P.L.
CORNER



F Northeast corner
Note: restricted porosity through northeast corner of site

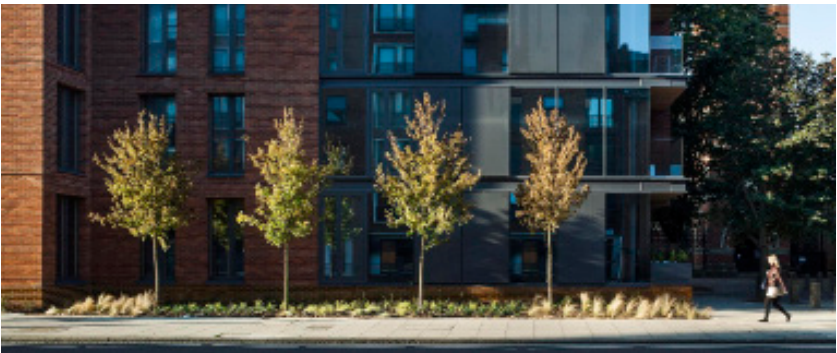
design guidelines



ENGAGE PUBLIC REALM

The project sits at the transition between domestic and commercial urban environments and provides an opportunity to engage the primary pedestrian frontage. Along Denny the preferred alternative occupies the corner with broad steps that lead to a covered entry terrace. The steps relate to the historic Pantages house across Denny and establish a civic intersection. The domestic qualities of Harvard Ave E provide an opportunity to develop a layered landscape edge within the thirteen feet between sidewalk and building face. These elements include a treed alle, public seating, and a seven foot wide well that provides light, exposure, and landscape to partially below grade dwelling units. Active interior spaces visually engage this frontage.

- CS2-I Streetscape Compatibility**
- PL1-A Network of Open Spaces:** Enhancing Open Space | Adding to Public Life
- PL1-B Walkways and Connections:** Pedestrian Infrastructure, Volume, & Amenities
- PL1-C Outdoor Uses and Activities:** Selecting Activity Areas



BUILDING + LANDSCAPE

Enhancement of the landscaped spaces along the edges of the building and the street is integral to the project. Landscaped setback areas combine with right of way plantings to create a broad and immersive landscaped sidewalk environment. Softscapes and urban hardscaped surfaces combine to promote interaction and a support a variety of uses. The east and north yards present opportunities to improve open space between adjacent buildings and weave landscape through the middle of the block. A high level of transparency at street level will maximize visibility to the building interior. All edges will be designed to create inviting and safe transitions for residents, visitors, and the broader community.

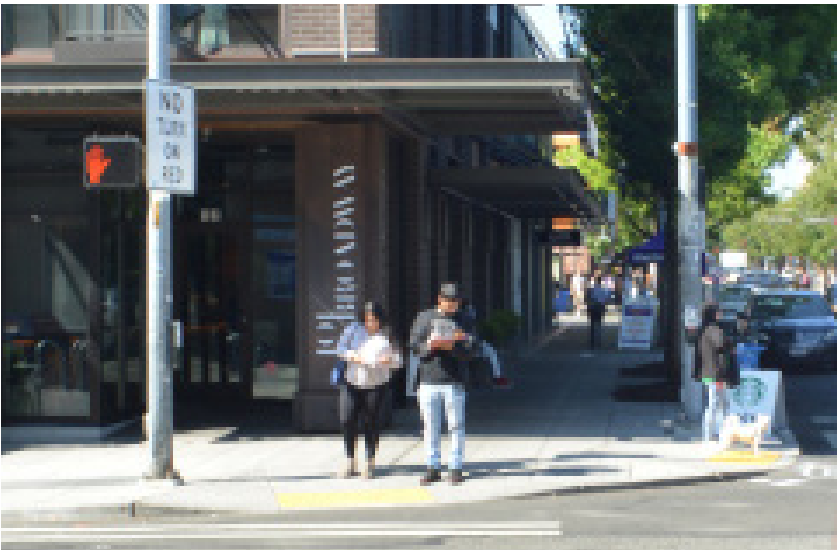
- PL2-B Safety and Security:** Street Level Transparency
- PL2-C Weather Protection:** Locations & Coverage | Design Integration
- PL2-II Pedestrian Open Spaces & Entrances**
- PL3-A Entries:** Design Objectives | Ensemble of Elements
- PL3-B Residential Edges:** Security & Privacy | Interaction
- DC4-D Trees, Landscape, and Hardscape Materials:** Choice of Plant Materials | Hardscape Materials

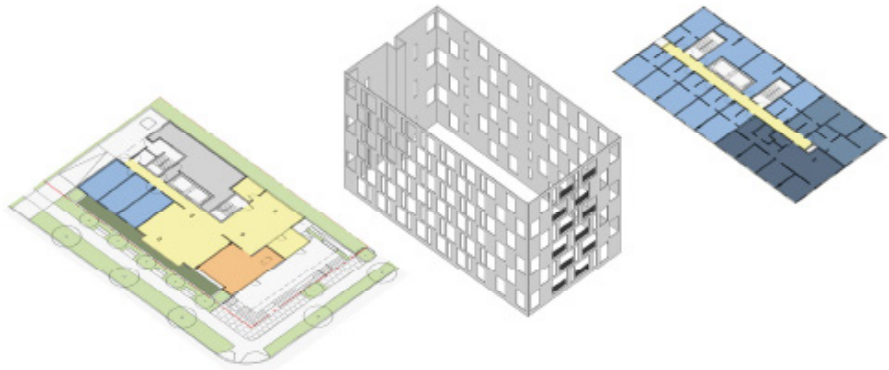


NEIGHBORHOOD FABRIC

Successful buildings in the area incorporate direct and identifiable entries that engage the pedestrian nature of the street. Building forms are primarily grounded using simple massings, often brick clad, and with subtle ornamentation. Buildings at intersections often present a distinguished corner with entries, secondary architectural features, and programmed spaces that engage the public realm. The project provides an opportunity to continue the evolution of residential character in the neighborhood as a contemporary addition to the fabric of the established district.

- CS2-A Location in the City and Neighborhood:** Sense of Place | Architectural Presence
- CS2-C Relationship to the Block:** Corner Sites
- CS2-II Corner Lots**
- CS3-A Emphasizing Positive Neighborhood Attributes:** Fitting Old and New Together | Contemporary Design | Established Neighborhoods





COHESIVE FORM

Simple forms, consistent material deployment, and variation in secondary elements such as window openings can provide a rhythm and scale that extends the historical continuity of the neighborhood’s apartment and mixed-use buildings. Street level building modulation can respond to street connections, programmed uses, open side yards, and combine with landscaping elements to create an active and vibrant form on all sides. Durable, attractive, and climate appropriate materials can be used to create a subtle texture and patterning that is contextually similar to the district’s beloved apartment buildings.

- CS2-D Height, Bulk, & Scale: Existing Development & Zoning | Respect for Adjacent Sites
- CS2-III Height, Bulk, & Scale Compatibility
- CS3-I Architectural Concept & Consistency
- DC2-A Massing: Site Characteristics & Uses
- DC4-A Building Materials: Exterior Finish Materials | Climate Appropriateness
- DC4-I Height, Bulk, & Scale
- DC4-II Exterior Finish Materials

PROGRAM LEGIBILITY

The corner intersection is the most visible and prominent portion of the site along the convergence of the frequently travelled sidewalks. Street level program should be clear and active uses along these edges can maintain eyes on the street and promote activation of the urban condition. An expression of the cellular unit across the upper portions of the facades can create scale with a systematic patterning of large openings. A building character that integrates a fine grained texture of material, aperture, use, and landscape is a fundamental goal of the project.

- DC1-A Arrangement of Interior Uses: Visibility | Gathering Places | Views and Connections
- DC2-B Architectural Façade Composition: Façade Composition

EFFICIENT + LIVABLE + COMMUNITY

With excellent access to transportation networks, commercials shops, and restaurants the project provides compact units, multi-bed units, and active amenity spaces to create efficient and livable urban housing. The street level lobby, lounge, and commercial space along with a generous roof top deck are vital to promoting a sense of community within the building. The project seeks to integrate this community with the public realm and positively contribute to the life of the neighborhood. Large floor to ceiling operable windows take advantage of daylight and exposure to views.

- CS1-B Sunlight and Natural Ventilation: Daylight and Shading
- DC1-A Arrangement of Interior Uses: Visibility | Gathering Places | Views and Connections
- DC2-D Scale and Texture: Human Scale | Texture



EDG design alternatives summary



A // Planar Layers (code compliant)

partially below grade beds	8
street level beds	4
beds at upper levels	15x6 = 90
total beds	102 (78 units 5 affordable)
unit size range	230-1,000 sqft
commercial area	500 sqft
street level common area	2,000 sqft

Advantages

- At grade entries to residential lobby and commercial space.
- Commercial space at southwest corner engages intersection.
- Activity of resident amenity lounge along Harvard frontage.
- Continuous landscaped and hardscaped edges along sidewalk
- Multi-bed units at level 2-7 have exposure to south light and views.
- North side secondary entry and access to refuse storage.
- Varied rhythm of openings and walls planes.

Challenges

- Dwelling unit expansion in east yard reduces open space and impacts neighbors.
- Street level dwelling unit in southeast corner fronts busier street.
- Small, separated landscape wells for partially below grade units.



B // Ordered Surface (code compliant)

partially below grade beds	9
street level beds	4
beds at upper levels	15x6 = 90
total beds	103 (82 units 5 affordable)
unit size range	230-1,000 sqft
commercial area	480 sqft
street level common area	1,410 sqft

Advantages

- Activity of resident amenity lounge overlooks the corner intersection.
- Continuous landscaped edges between sidewalk and property line.
- Street level dwelling units along quieter Harvard frontage.
- Greatest exposure for partially below grade units.
- North side secondary entry and access to refuse storage.
- Maximized north and east side yards.
- Contextual to historic fabric with regular openings.

Challenges

- Limited direct accessible engagement with corner intersection.
- Commercial space frontage and exposure limited.
- Dwelling units at north side levels 2-7 look into neighboring building.
- Accessible ramp occupies west street frontage.

Board supported



C // Composite Fabric // preferred (departure required)

partially below grade beds	8
street level beds	3
beds at upper levels	15x6 = 90
total beds	101 (83 units 5 affordable)
unit size range	230-1,000 sqft
commercial area	550 sqft
street level common area	1,530 sqft

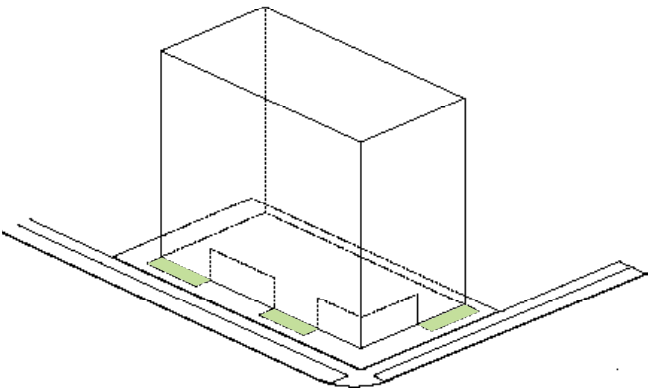
Advantages

- Covered multi-functional entry terrace and civic steps along south side directly engage the street.
- Continuous landscaped and hardscaped edges along sidewalk.
- Commercial space at southwest corner engages intersection
- Activity of resident amenity lounge along Harvard frontage.
- Street level dwelling units along quieter Harvard frontage.
- Landscaped well exposure for partially below grade units.
- Multi-bed units at level 2-7 have exposure to south light and views.
- North side secondary entry and access to refuse storage.
- Maximized open space at east side yard.
- Composite system of openings is a responsive fusion of historic fabric with recent contemporary development in this diverse neighborhood.

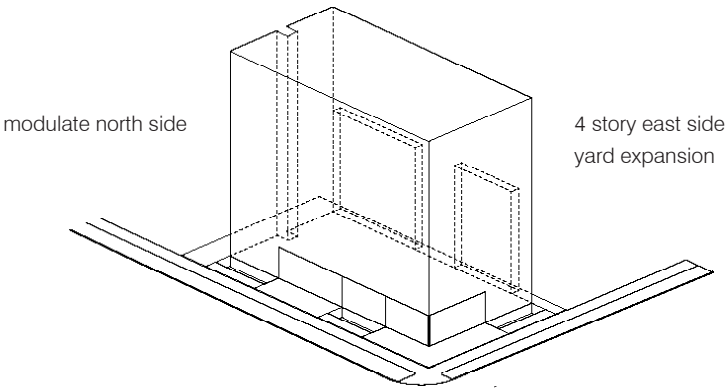
Challenges

- Requires departure for decrease in north setback.

alternative A



multi-frontage and distributed landscaped wells for partially below grade units

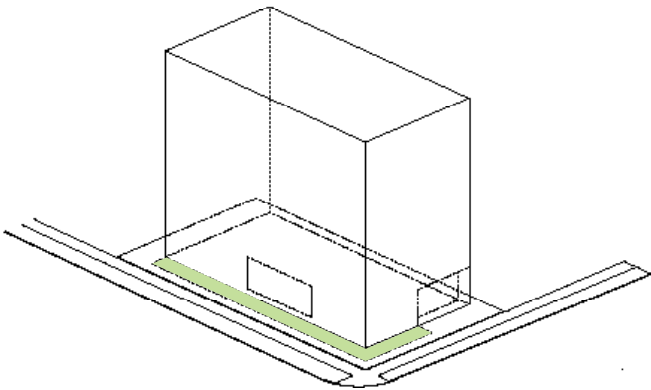


unmodulated street level, on grade access to entries east & south

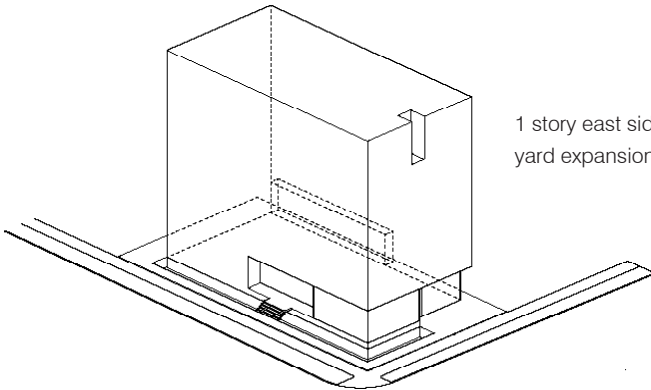


Street Level Plan

alternative B



multi-frontage landscaped well for partially below grade units



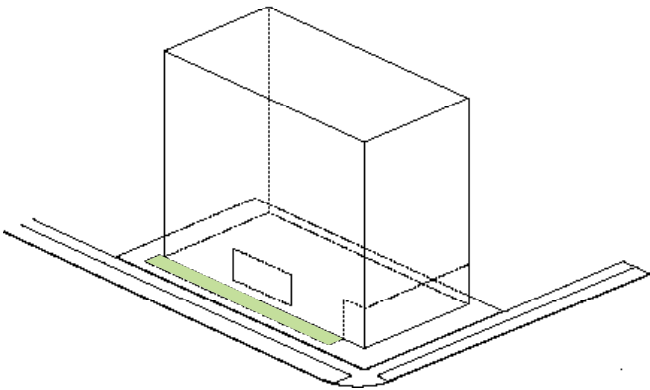
modulate street level, access bridge east and on grade entry south



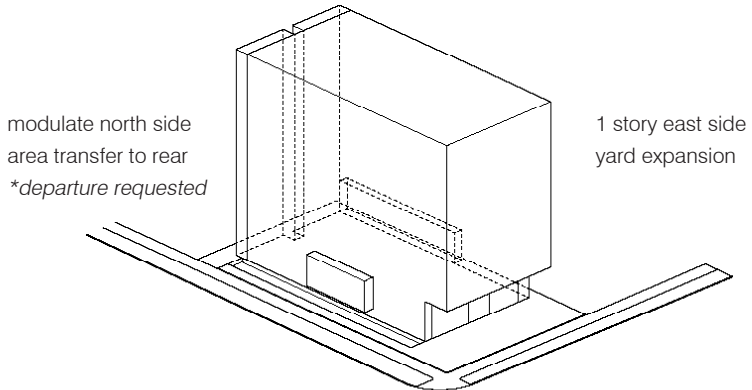
Street Level Plan

Board supported

alternative C



single frontage landscaped well for partially below grade units



modulate street level, broad elevated south facing common entry terrace



Street Level Plan

response to EDG priorities & recommendations

1. Massing Concept.

a. The Board discussed the three massing concepts presented and supported the applicant's preferred scheme, alternative C, as the basis for further refinement.
(CS2-C-1 Corner Sites, DC2-B Architectural and Façade Composition)

The preferred scheme, alternative C, has been further refined.

b. The Board supported the elevated terrace along Denny Way and the “grand stair” wrapping the corner and agreed that it is an appropriate response to the historic Pantages House across the street.
(CS2-A Location in the City and Neighborhood, CS2-B-2 Connection to the Street, CS2-C-1 Corner Sites)

The elevated terrace and stairs along Denny Way wrapping the corner to Harvard have been maintained and further developed to integrate with the landscape plan.

c. The Board also supported the cantilever of the massing over the terrace as an interesting massing move and encouraged study of options to strengthen the legibility of this concept, such as differentiating the base from the upper levels through a reveal or continuing the cantilever at the rear façade.
(CS2-C-1 Corner Sites, DC2-B Architectural and Façade Composition)

The south cantilever has been maintained. The north side also incorporates a cantilever to strengthen the concept.
A brick façade is proposed which continues from the ground up through all levels of the building on all sides, so a reveal to differentiate the base from the upper levels is not appropriate.



view of southwest corner



active steps + urban entry terrace



landscaped well



northwest corner



southeast corner



northeast corner

d. The Board agreed that the modulation of the rear (north) façade at the circulation core was not supported by the overall design concept of a simple massing form.
(DC2-B Architectural and Façade Composition)

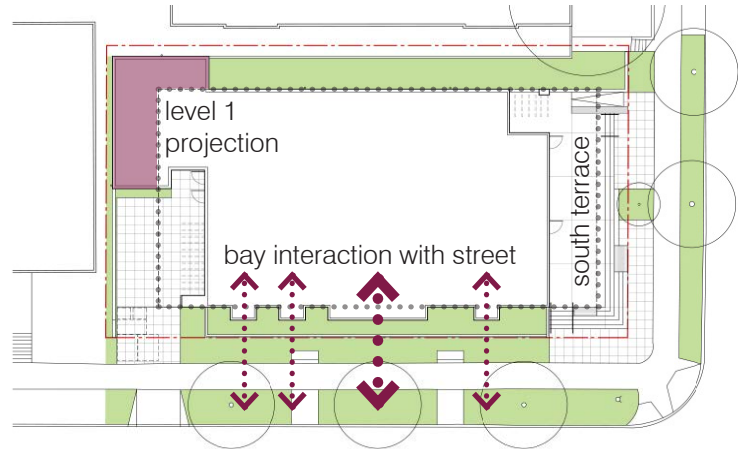
North façade modulation at the central circulation has been eliminated in favor of a simple massing form and regular window openings at each congregate sleeping room programmed along the north edge.

e. The Board noted that the one-story projecting mass on the east façade shown on pg. 36 of the EDG packet is also not supported by the design concept. The Board requested clear articulation at the Recommendation phase demonstrating how this one-story element is a strong design move that relates to the design concept.
(DC2-B Architectural and Façade Composition)

The partially buried projecting mass at the northeast corner has been minimized to meet the functional space requirements for the trash / recycle room and transformer room. The top of the mass is approximately 6.5 feet above grade screened by the neighboring fence line and new landscaping. From the west at the load/unload area the volume appears to slide under the primary mass above and is clad in brick to integrate with the broader project.

f. The Board discussed the projecting bay window proposed along Harvard Ave. The Board supported the precedent images provided on pg. 41 but agreed that the bay was not yet successful and provided guidance to better integrate the element as part of the design concept, potentially by emphasizing the projection as a stronger move similar to the precedent images, or by repeating the projection elsewhere throughout the massing.
(DC2-B Architectural and Façade Composition)

The primary projecting bay window at the resident lounge space is flanked by three smaller projecting bays; one to the south serving the small commercial space and two to the north serving the dwelling units. Substantial glazing at these projections integrate with the datum lines of the south terrace and storefront glass wall of the commercial space.



northwest corner and Harvard Ave E streetscape



south entry terrace and Denny streetscape

response to EDG priorities & recommendations

2. Facade Composition, Secondary Architectural Features, & Materiality.

a. Agreeing that the Harvard façade felt underwhelming and monotonous, the Board was concerned with the lack of harmony between the Harvard and Denny elevations and felt the treatment of the southwest corner was unresolved. The Board recommended study of further erosion at the balconies, balcony options, mullion patterns, or utilizing horizontal reveals between floors such as proposed in Scheme A. The design should also transition around the corner from Denny to Harvard in a convincing way, perhaps using corner windows.

(CS3-A-2 Contemporary Designs, DC2-B Architectural and Façade Composition, DC2-C-1 Visual Depth and Interest)

The materiality and openings around all four sides of the project is consistent. Projecting balconies have been deployed along the west and south sides to add a secondary scale and depth to those street facing façades. The pattern of offset openings is fairly regular but variation is created primarily near the corners by manipulating the window sizes and integrating metal vent panels adjacent to some openings which creates varying brick wall widths. Historical brick apartment buildings in the neighborhood do not wrap windows around corners. The brick figure maintains solid corners which creates a strong 4 sided form. This project brings windows close to the corner but purposefully resists wrapping corners with glass. The one exception is at the first level commercial space where corner glass combined with the corner steps at the south terrace directly engages the corner intersection and strikes a conversation with the historic Pantages House across Denny.

b. The Board agreed that the use of high quality materials which blend old and new is essential to the success of the design concept. The Board recommended the use of traditional materials with modern detailing, such as brick. The Board was open to the simplistic approach of a single cladding material but agreed that the cladding concept should be consistent on all four façades.

(CS3-A-1 Fitting Old and New Together, CS3-A-2 Contemporary Designs, CS3-I-iv Materials, DC4-II Exterior Finish Materials)

Brick, in a light color three-tone blend, is proposed for all sides of the project. At the south terrace cantilever a vertical grain white semi-solid stained wood soffit is proposed. This adds warmth and texture to the entries and relates to the dimensional wood cladding of the Pantages House and textural quality of the proposed brick. The same soffit treatment is proposed at the north utility and service side of the project over the recessed bike storage and secondary access into the building. At the roof top stair and elevator penthouses dark bronze integral color 3/8” cement panels with vertical open joints is proposed to compliment the dark bronze steel railings and precast pavers at the roof deck areas.



entry terrace at southwest corner



street level west facade



street level south facade

c. The Board provided guidance to plan ahead for venting and ensure that the venting design is highly integrated into the façade composition.
(DC2-B Architectural and Façade Composition)

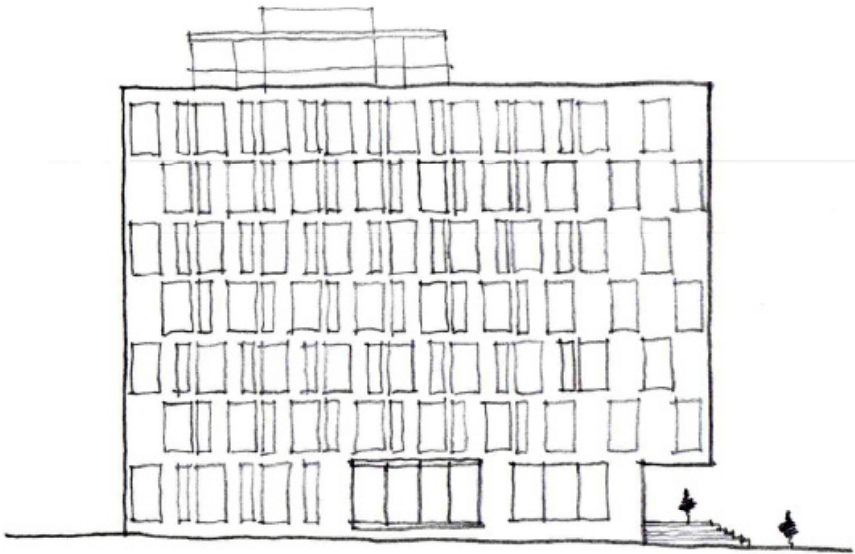
The venting design is integrated into the façade system using dark bronze pre-formed metal vent panels that align and group with the window openings. The panels are perforated to allow for venting air circulation and will match the window frame color and other metals in the project.

d. The Board supported the floor to ceiling glazing but was not fully convinced by the staggered fenestration pattern. The success of the fenestration pattern will be dependent upon the use and detailing of high quality materials.
(CS3-A-2 Contemporary Designs, DC2-B Architectural and Façade Composition)

The light toned brick skin, with deployment of staggered windows, is conceived as a scrim veil and aperture pattern. With the dark window frames and metals proposed create a contrast with the lighter brick blend that is classic and timeless. This is a fabric building sensitive to the historical context while clearly being a contemporary insertion into the active urban culture of the neighborhood.

e. The Board agreed that color could be used to add interest to the façade but stated that color choices should be supported by the context analysis.
(DC2-C-3 Fit with Neighboring Buildings, CS3-A-1 Fitting Old and New Together)

The proposal avoids significant use of color choosing instead to rely on the texture and subtle tone variation of a three-brick blend along with white stained cedar to contrast with the dark window frames and metals in the project.



EDG facade sketch

proposed project materiality



dark bronze metal panel - perforated at venting locations
dark bronze metal flashings & caps
dark bronze metal balconies & rails
dark bronze window frame



modular brick - 3 tone blend
1/3 sea gray, 1/3 modified granite,
1/3 limestone



white stained 1x4 wood soffit



cast concrete steps & seat blocks,
light sandblast & score
dark hardwood bench top



south elevation

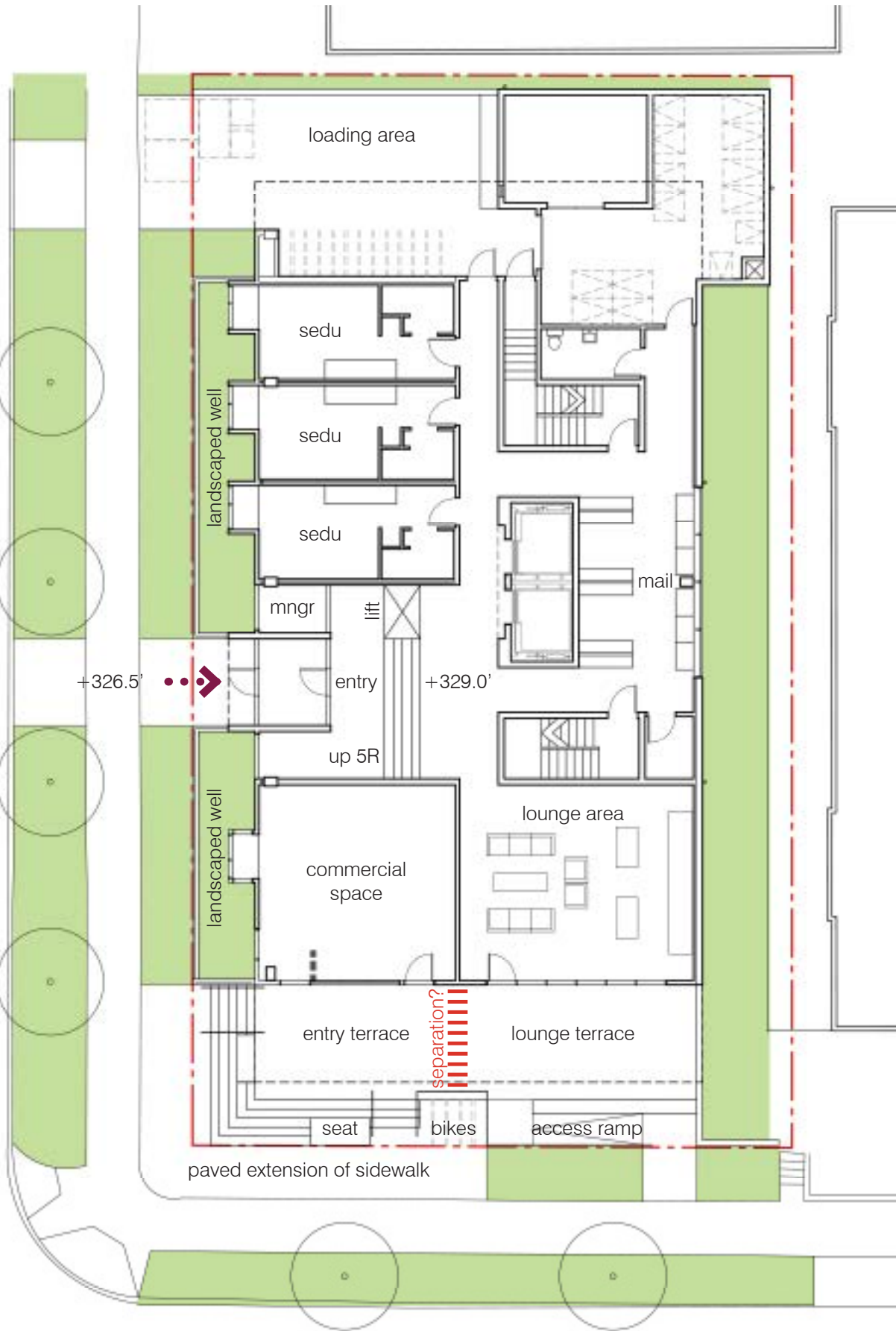
response to EDG priorities & recommendations

3. Arrangement of Uses.

a. The Board appreciated that massing schemes A and B provided entrances on both street frontages. The Board stated a preference for the primary residential entry to be located along Harvard Ave and would like to review viable studies of this option at the Recommendation meeting. If an entry along Harvard is not provided the Board expects to see a clear hierarchy of entrances along Denny Way and activation of the Harvard frontage. (CS2-B-2 Connection to the Street, PL2-B-1 Eyes on the Street, PL3-A-2 Common Entries)

The primary residential and commercial entries are proposed along the south side accessed from the active covered terrace. The transparent entry vestibule, address signage, and wood door define the residential entry lobby. An operable window wall at the commercial space is proposed to create a strong link to the south terrace.

A design study is included showing an option for a residential entry with direct access from the west side along Harvard into the building and up five steps to the main floor level. This places the resident lounge area in the southeast corner with access to the covered terrace. The corner steps up from the sidewalk onto the terrace are maintained but the broadness of the steps is greatly reduced to accommodate short term bike parking and the accessible ramp access along the terrace frontage. With the more privatized resident space directly adjacent to the commercial entry the terrace is bifurcated creating an awkward public to private relationship. The design team feels entry from the south side is more appropriate than from the west as this allows the terrace to act as a civic mixing space with movement and shared uses that are semi-public in nature. The active resident lounge space with large projecting bay window engages the Harvard frontage. In addition, negotiating the grade change from the sidewalk level up and into the building is transitioned more successfully along the south side, with ramping occurring in the southeast corner which has the least vertical grade change and direct access to convenient short term covered bike parking. This also maximizes the landscaped light well serving the basement dwelling units along the west side.



level 1 plan alternate: entry west + lounge south

b. The Board discussed the below-grade units along Harvard Ave and was ultimately supportive of the units as proposed, provided that the window wells continue to be generously sized and are well-designed with high quality, transparent railings. The window well precedent images provided throughout the EDG packet were supported.
(CS2-I Streetscape Compatibility, CS2-B-2 Connection to the Street)

The partially below grade units and landscaped window well are maintained with twenty square feet of window area at each unit. A low ornamental steel rail is proposed along the top edge of the concrete retaining wall.

c. The Board was concerned with the proposed location of bike storage in the basement and provided guidance to incorporate bike storage at grade for easier access. The Board is open to bike storage on multiple levels and encouraged a variety of storage options to meet the differing needs of residents. (PL4-A Entry Locations and Relationships, PL4-B Planning Ahead for Bicyclists)

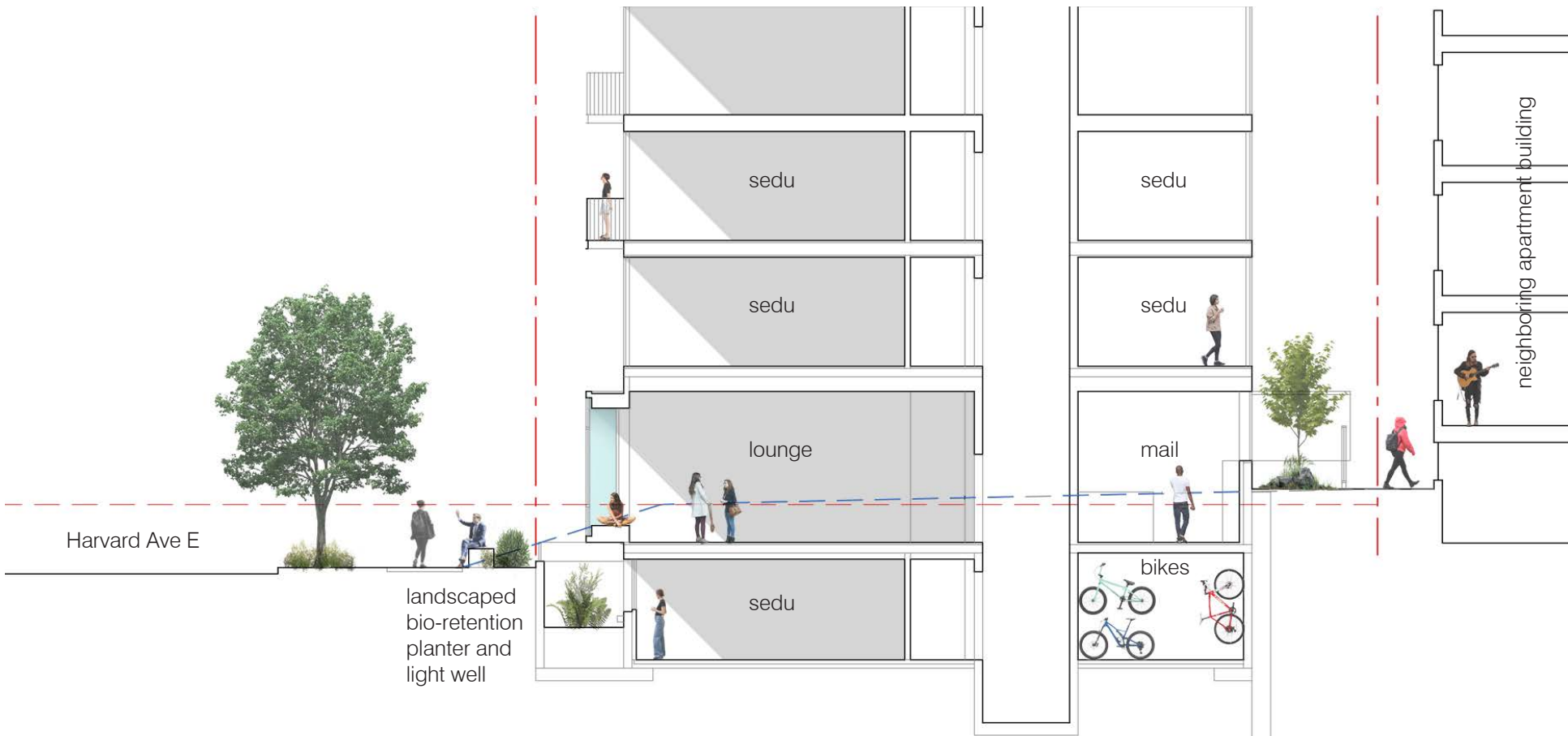
Six short term bike stalls are now provided under cover in the southeast corner next to the residential entry. At the north side twenty-four bikes can be stored under cover using a double stacking rack system accessed from the walking aisle next to the load/unload area. This has convenient access into the building at the north side. All outdoor and covered storage locations will be well lit with soffit integrated down-lighting. Additional long term bike storage is maintained in the basement.



6 short term bike stalls at south terrace



view of north side loading, bike storage, & building access



building cross section

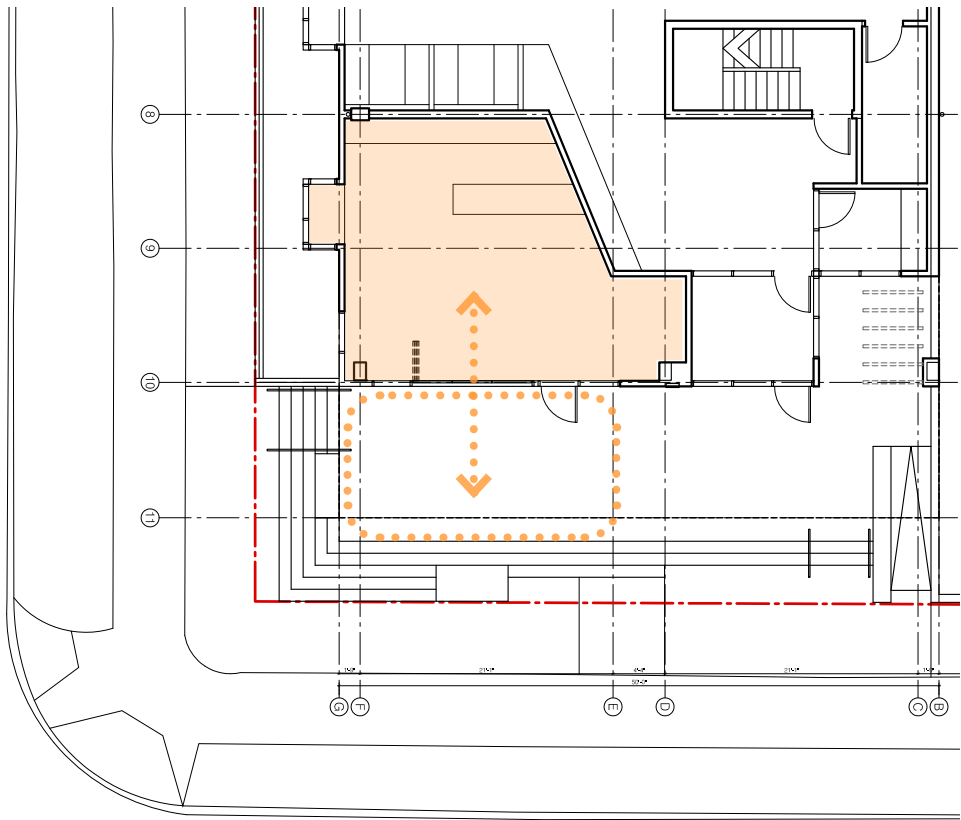
response to EDG priorities & recommendations

d. The Board expressed some concern with the viability of the commercial unit due to the location above grade and the small size of the space. However, the Board agreed that the location adjacent to the terrace could support a successful space and stated the importance of porosity between the commercial space and the terrace. The precedent image on pg. 37 of the EDG packet illustrating operable windows and outdoor seating was supported. (PL3-C-1 Porous Edge, PL3-I Human Activity, DC1-A-1 Arrangement of Interior Uses)

Porosity between the 530 sqft commercial space and the covered terrace is proposed using a 10 ft wide by 9 ft tall operable fold & slide window wall adjacent to the entry door.



active multi-use terrace



commercial space in southwest corner



commercial space porosity

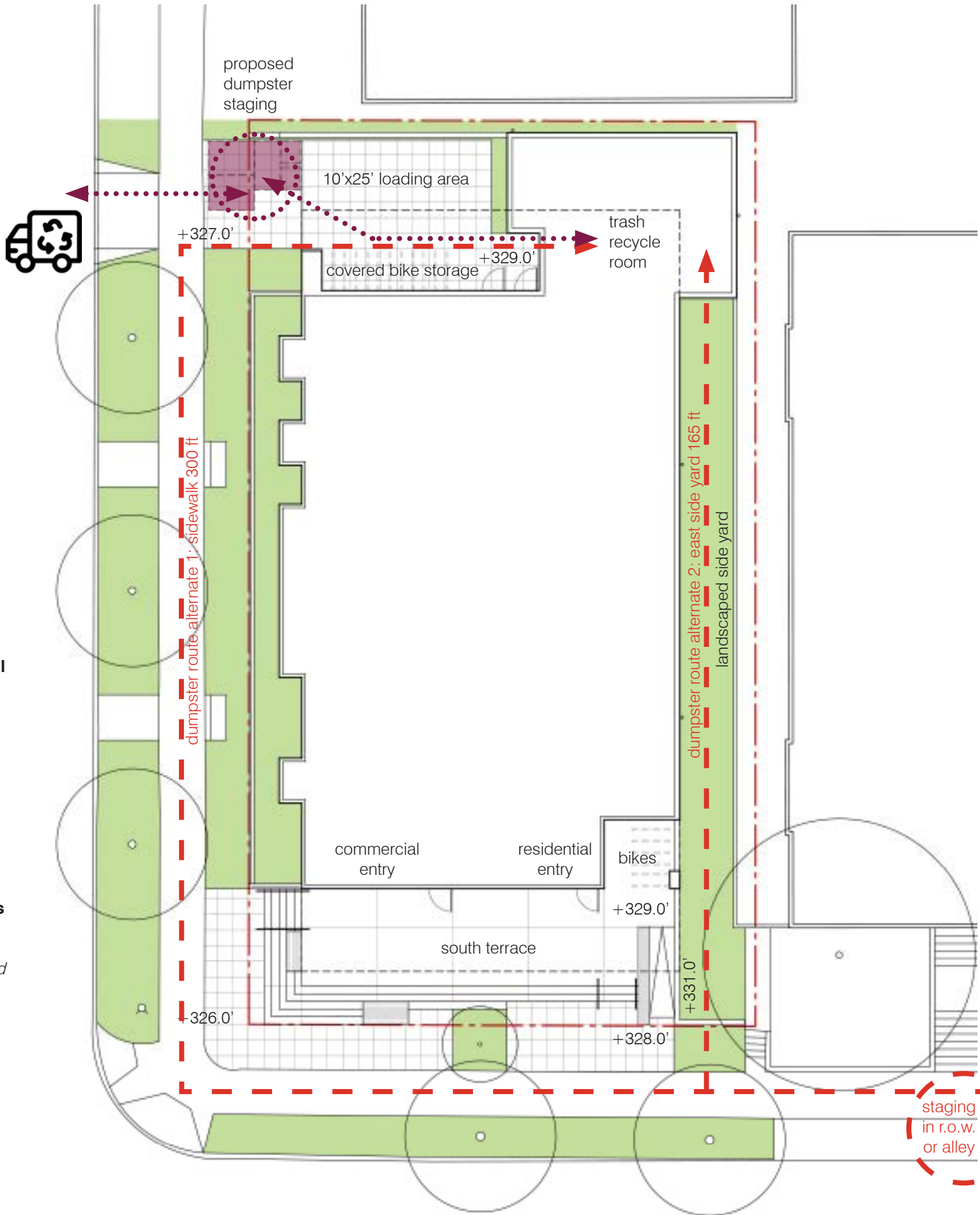


e. The Board was concerned that the proposal required trash to be staged on the exterior of the building for collection. The Board would like to review other viable alternatives for trash storage locations that do not require exterior staging. If exterior staging is provided it should be adequately screened and not block the loading space. (DC1-C-4 Service Uses, DCI-II Screening of Dumpsters, Utilities, and Service Areas)

At the northwest corner of the project convenient bike storage and active dwelling units fronting Harvard are prioritized over a blank wall condition typical of a trash/recycle storage room. Therefore, the storage room is located further away from the street to a partially buried condition at the northeast corner of the project. City light requirements for the transformer vault and general building exiting are also considered in the programming of this area. Given the distance from the street to the trash room and the grade change between the sidewalk up to the main floor level, SPU requires temporary staging of dumpsters at the street twice per week. Dumpsters can be staged between the sidewalk and the property line or closer to the street at the curb cut. Either location will prohibit use of the parking stall / loading area during collection times. The onsite stall is critical to maintaining the curb cut for direct site access and ease of dumpster collection. Without the on-site loading stall the curb cut must be removed and dumpsters will either be carted down the Harvard sidewalk and along the Denny frontage, or moved from the in-building storage through the east side yard, and staged near the alley to the east. This is a substantial distance and obviously creates significant impacts to the public realm and neighboring properties. The design team strongly feels temporary staging of dumpsters as proposed in the northwest corner of the site is the best solution given the various challenges and alternative collection strategy.

f. The Board appreciated that a loading space was provided on the site. (DC1-C-4 Service Uses)

As outlined above, the on-site loading space is critical to the daily functioning of the project. Beyond ease of dumpster collection the obvious benefits for resident move in / out and low demand deliveries to the small commercial space will relieve congestion on the adjoining city streets. Building management will control the use of the space and clearly displayed signage will limit the hours of use with respect to SPU collection times.



site plan



northwest corner dumpster staging



alley dumpster staging / pick-up alternate

response to EDG priorities & recommendations

3. Landscaping & Terrace Design.

a. The Board generally supported the indicated direction of the landscape concept and observed that the landscaping and hardscaping could be more playful in contrast with the sobriety of the building.
(DC4-D Trees, Landscape and Hardscape Materials, CS1-D Plants and Habitat)

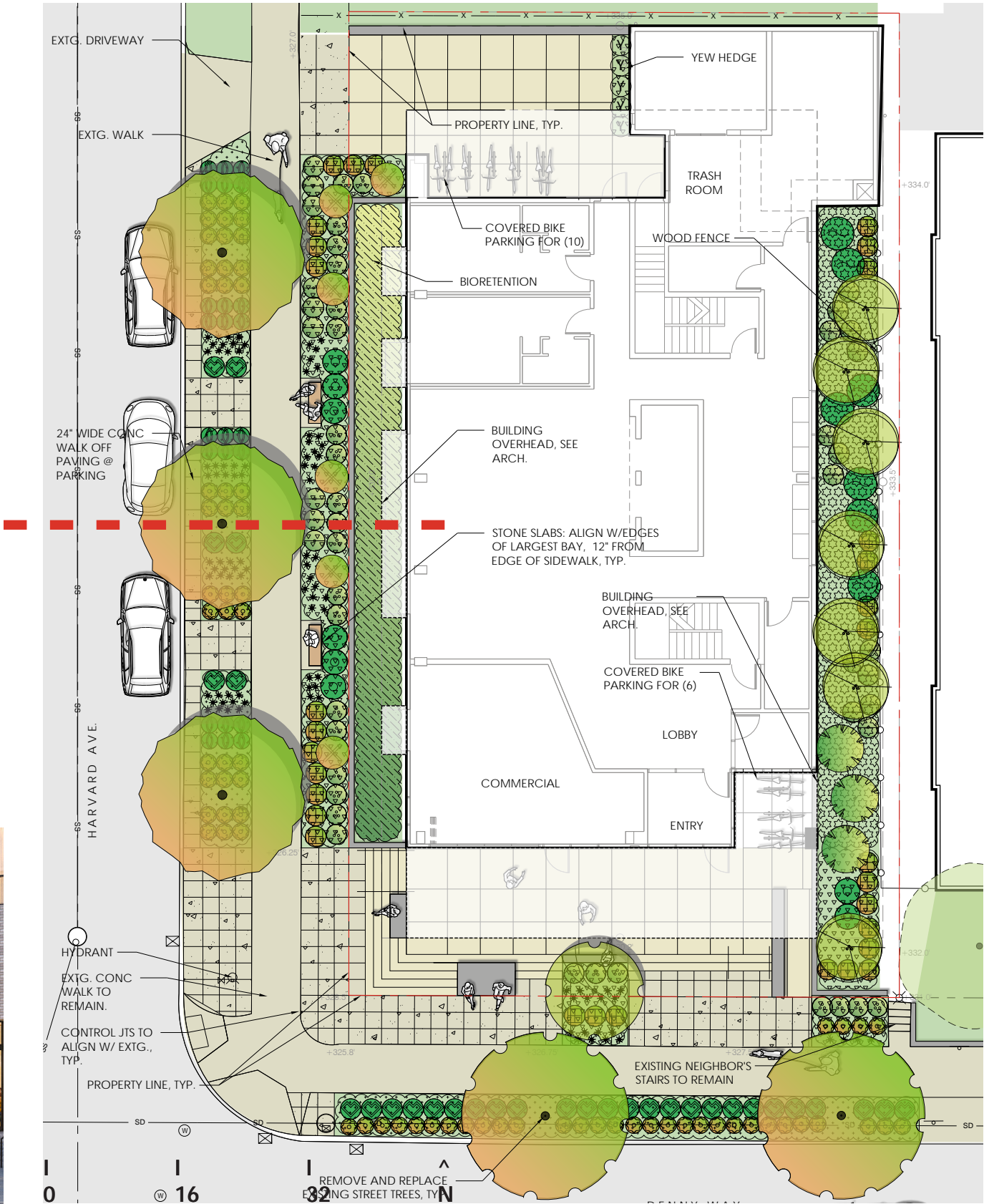
The landscape concept has been further developed with Urban Forestry approved street trees, right-of-way plantings, and on site landscaped edges that integrate with the project architecture.

b. In agreement with public comment, the Board recommended that the planting palette incorporate the use of pollinator species.
(CS1-D Plants and Habitat, DC4-D Trees, Landscape and Hardscape Materials)

The planting palette incorporates pollinator species, specifically amber flower carpet rose, pink dawn viburnum, sweet box, arnold promise witchhazel, and red currant. In addition perennial clusters include pollinator species such as coneflower, red columbine, sea thrift, and autumn joy stonecrop.

c. The Board supported the active landscape edge along Harvard and recommended that landscaping be used to frame the projecting bay.
(DC4-D Trees, Landscape and Hardscape Materials)

The planting layout is organized with respect to the primary lounge bay including placement of stone slab benches on either side of the bay. The Village Green Zelkova street tree has an axial arrangement to the centerline of the bay. These landscape elements work to frame the architecture.



generous front yard

MATERIALS LIST- RIGHT OF WAY

- CONCRETE PAVING
PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTIONS:
-SAND COATED THROUGH JOINTS
-SAW CUT CONTRACTION JOINTS
- THROUGH JOINT
- BIKE RACK
OAHU NO SCRATCH CIRCULAR BIKE RACK BY SPORTWORKS, 1-888-661-0555. INSTALL PER MFG. RECOMMENDATIONS, SURFACE MOUNT.
- MULCH AT EXISTING TREES
2"-4" DEPTH

MATERIALS LIST - ON SITE

- CONCRETE PAVING
24" X 24" SCORING, SANDBLAST, SAWCUT JOINTS
- STONE SLAB
GRANITE SMOOTH TOP, SPLIT EDGES, 18" DEEP, SET IN CRUSHED ROCK, TOP LEVEL, 16" TO 20" HT., SET 12" BACK OF SIDEWALK
- WOOD FENCE
TO REPLACE EXISTING EAST NEIGHBOR FENCE

d. The Board suggested potentially shifting the roof deck to the southwest to further activate the corner.
(CS2-B-2 Connection to the Street)

The elevator / stair cores shifted south approximately 11 feet (one unit bay width). The roof deck areas are axially organized around the central elevator core and the main lounge and fire pit area has shifted to the southwest. The edge of the accessible deck surface is purposefully held back from the roof parapet edge approximately 6 feet. This allows for a continuous green roof border and reduces the impact of the guardrail to the parapet terminus of the building. This also prevents users from peering down onto the lower apartment buildings, particularly to the west, instead orienting views and exposure out over the top of adjacent structures.








e. The Board discussed the importance of hardscape materials and lighting to the success of the terrace and recommended the use of high quality materials for the terrace stairs and decking, such as stone. The Board also noted that the terrace should be well lit and recommended integrated lighting at the stairs for added depth.
(DC4-D Trees, Landscape and Hardscape Materials, DC4-C Lighting)

The south terrace surface and stairs are proposed to be site cast and scored concrete with a light sandblast for a refined finish. This surface treatment is consistent along the north side load zone and bicycle parking area. Dark stained hardwood slabs top the block seating elements that are integrated into the terrace stairs. Lighting is integrated into the cantilever soffit and as recessed down lighting cast into the vertical concrete wall surfaces adjacent to the stairs and ramp, and along the edges of the seat blocks. The intent of the lighting is to produce a warm glow that compliments the neighborhood streetscape and accentuates the terrace space. In addition, the lighting will provide direct functional illumination for safe navigation of the stairs and access to the building entries along with the short term bike parking adjacent to the residential lobby.



trees in mounds

MATERIALS LIST - ROOF

-  **CONCRETE PAVERS**
24"x24" HYDRAPRESSED SLABS
W/APPIAN WAY PEDESTAL SYSTEM
BY ABBOTSFORD CONCRETE PRODUCTS
COLOR/FINISH: TEXADA - NATURAL
-  **WOOD DECKING**
2X4 IPE ON SLEEPERS ON PEDESTALS
-  **GREEN ROOF**
ADVANCED VEGETATIVE ROOF SYSTEM (AVRS)
MULTILAYER SYSTEM BY COLUMBIA GREEN
TECHNOLOGIES, INC. 503.684.9123.
INSTALL PER MFG. INSTRUCTION.
-  **METAL EDGING**
GEOEDGE ALUMINUM RESTRAINT
-  **PEBBLE MULCH**
7/8" DIA CLEAN-WASHED GRAVEL
2" MIN. DEPTH, 4" MAX. DEPTH
-  **PLANTERS**
RECTANGULAR PLANTERS, FIBERGL
BY TOURNESOL SITEWORKS 800.54:
48X24X30HT
-  **DECK BENCH**
WOOD BENCH CONSTRUCTED OF
DECKING MATERIAL, ALL 5 FACES

landscape - streetscape & roof



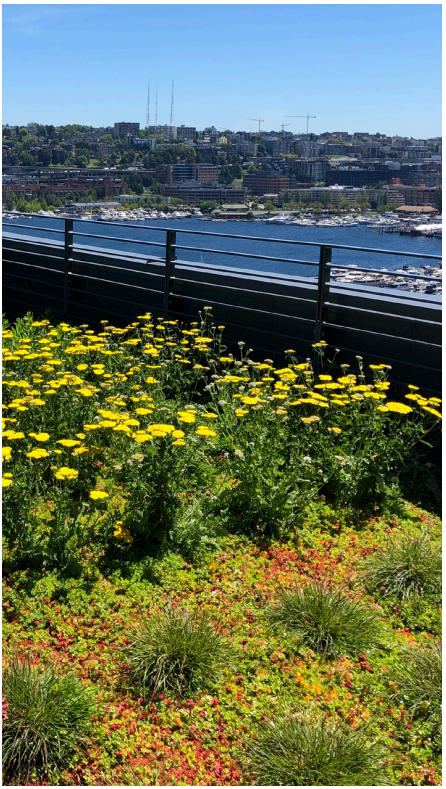
slab seats



specimen tree at street



BBQ



green roof with perennials



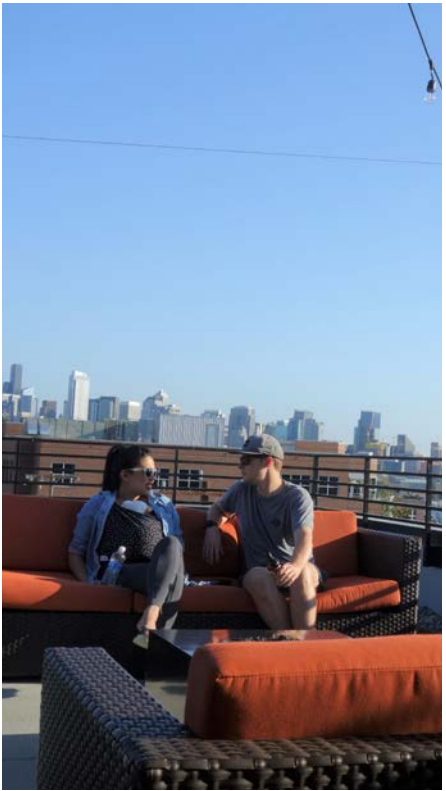
Tofino better bike rack



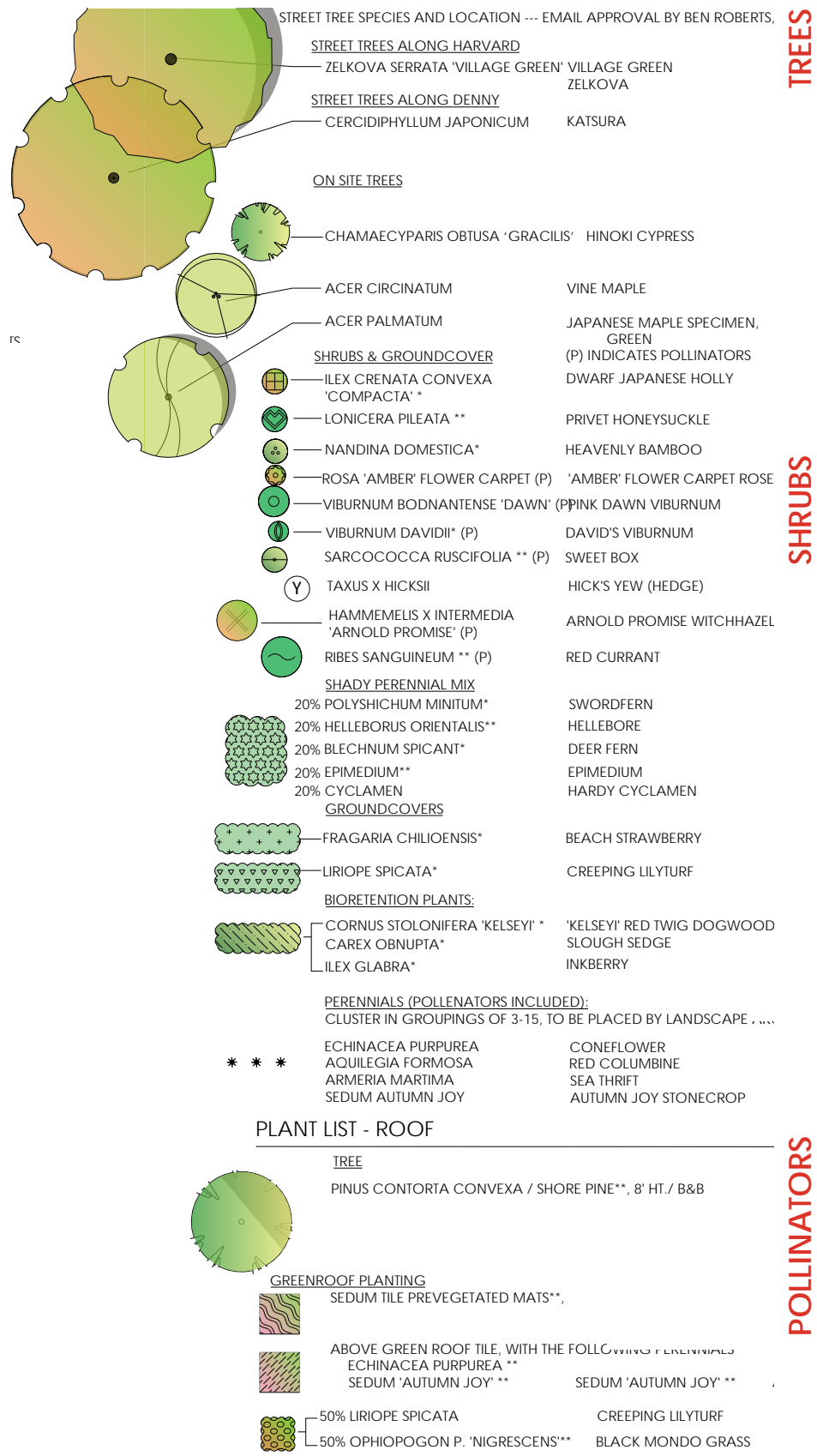
bioretention



planters for growies



fire and friends and view



TREES



Zelkova serrata 'Green Vase'
Green Vase Zelkova



Ilex crenata 'convexa'
Japanese Holly



Viburnum bodnantense 'Dawn'
Dawn Viburnum



Rosa 'Amber Flower Carpet'
'Amber Flower Carpet' Rose

POLLINATORS



Cercidiphyllum japonicum
Katsura Tree



Lonicera pileata
Boxleaf Honeysuckle



Viburnum davidii
David's Viburnum



Hamamelis 'Arnold's Promise'
'Arnold's Promise' Hamamelis



Chamaecyparis obtusa
Hinoki Cypress



Nandina domestica
Heavenly Bamboo



Cornus sericea 'Isanti'
'Isanti' Red-Osier Dogwood



Ribes sanguineum
Red-Flowering Currant

ROOF



Pinus contorta 'Contorta'
Shore Pine



Sedum 'Color Max'
Color Max Sedum Tile



Echinacea purpurea
Coneflower



Sedum 'Autumn Joy'
'Autumn Joy' Sedum

rendered elevations



south elevation

west elevation

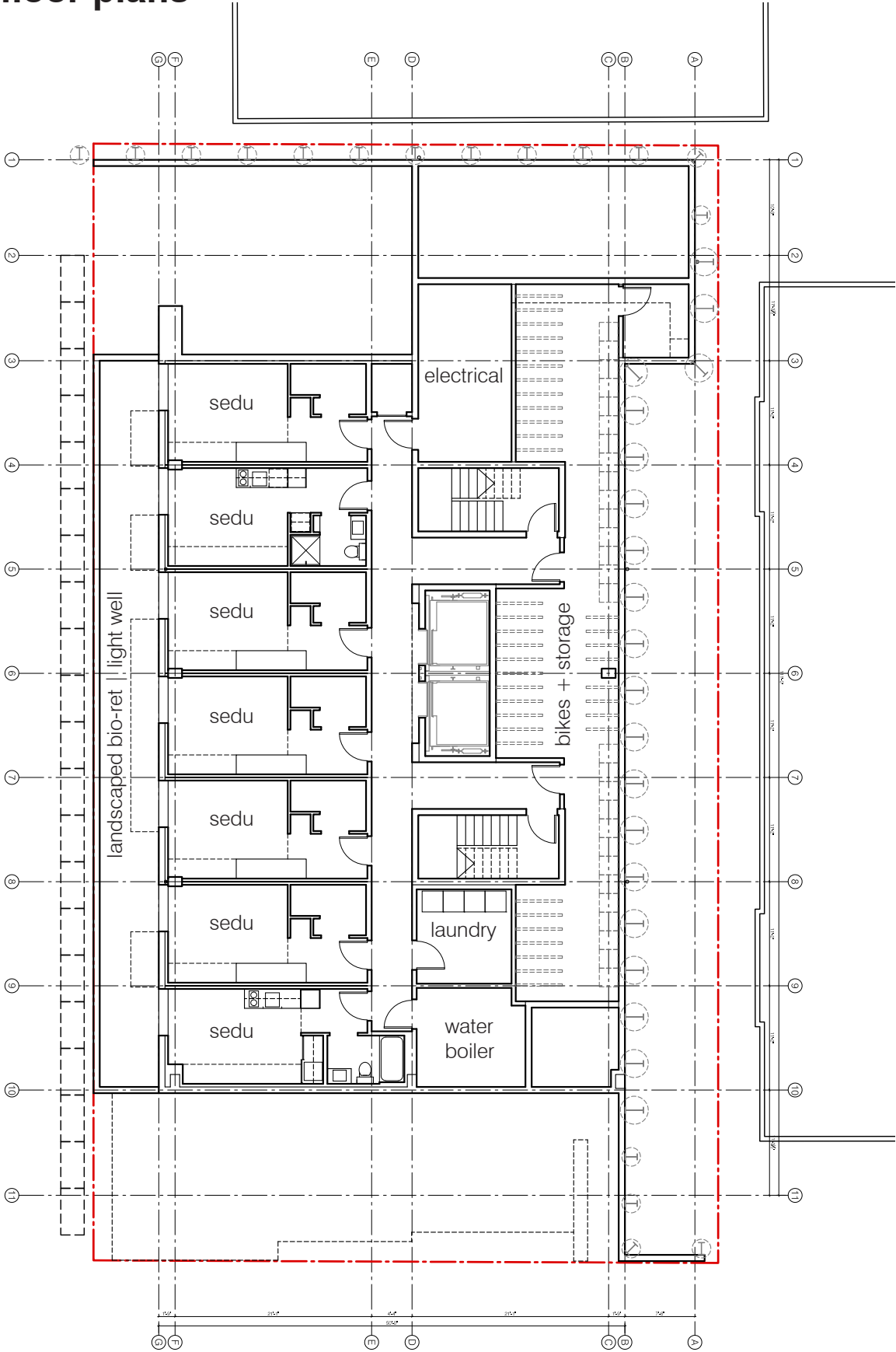


north elevation

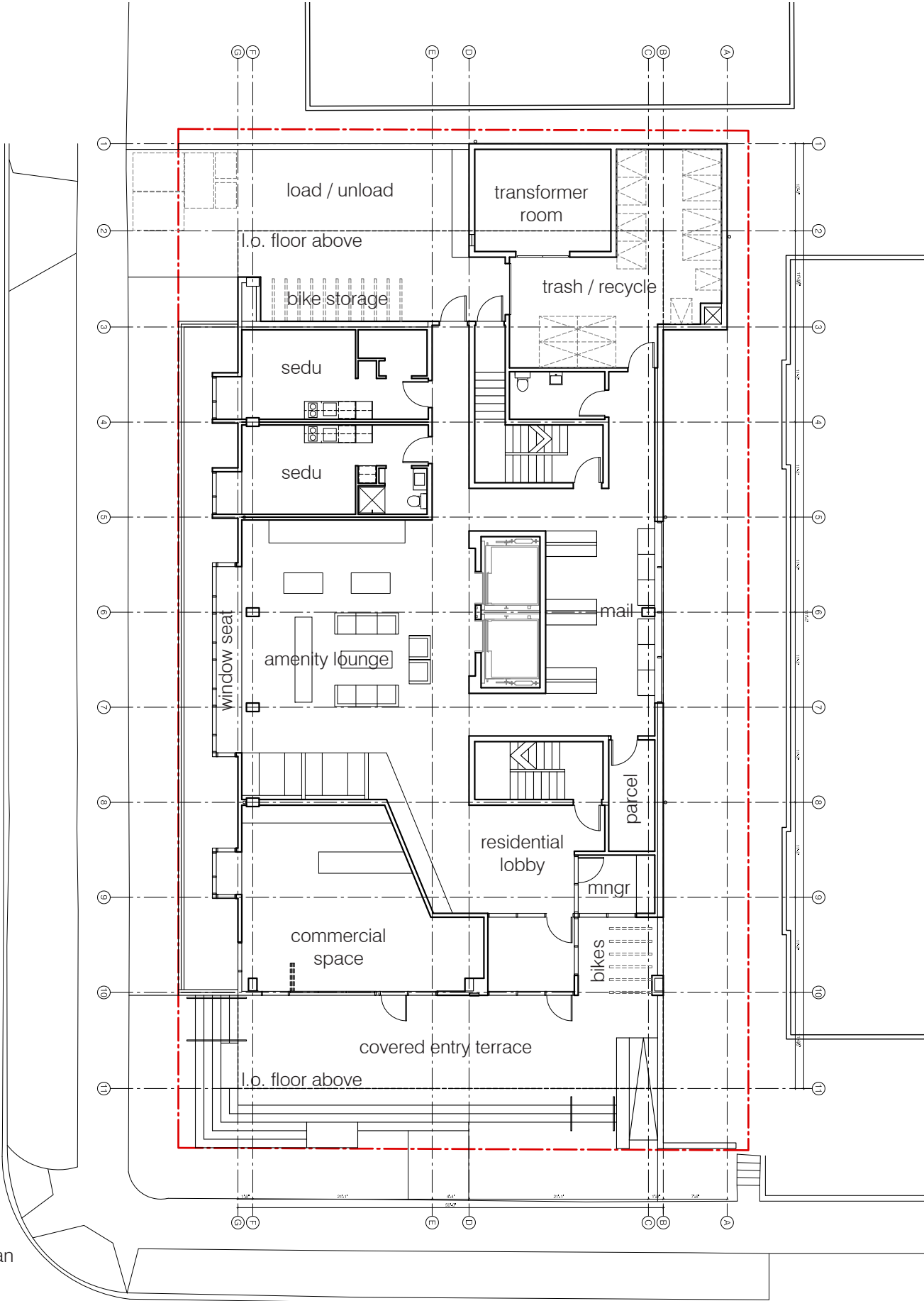


east elevation

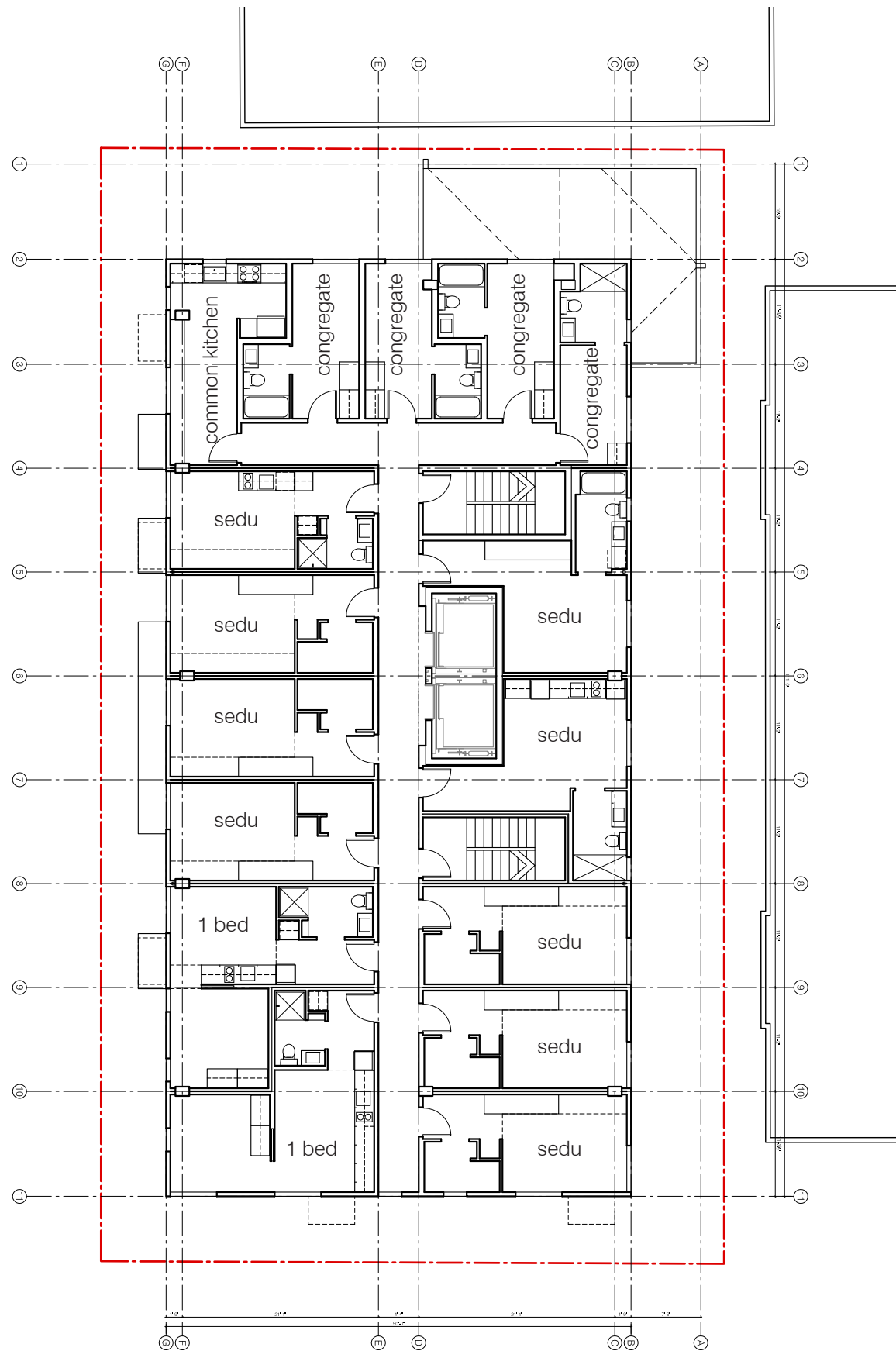
floor plans



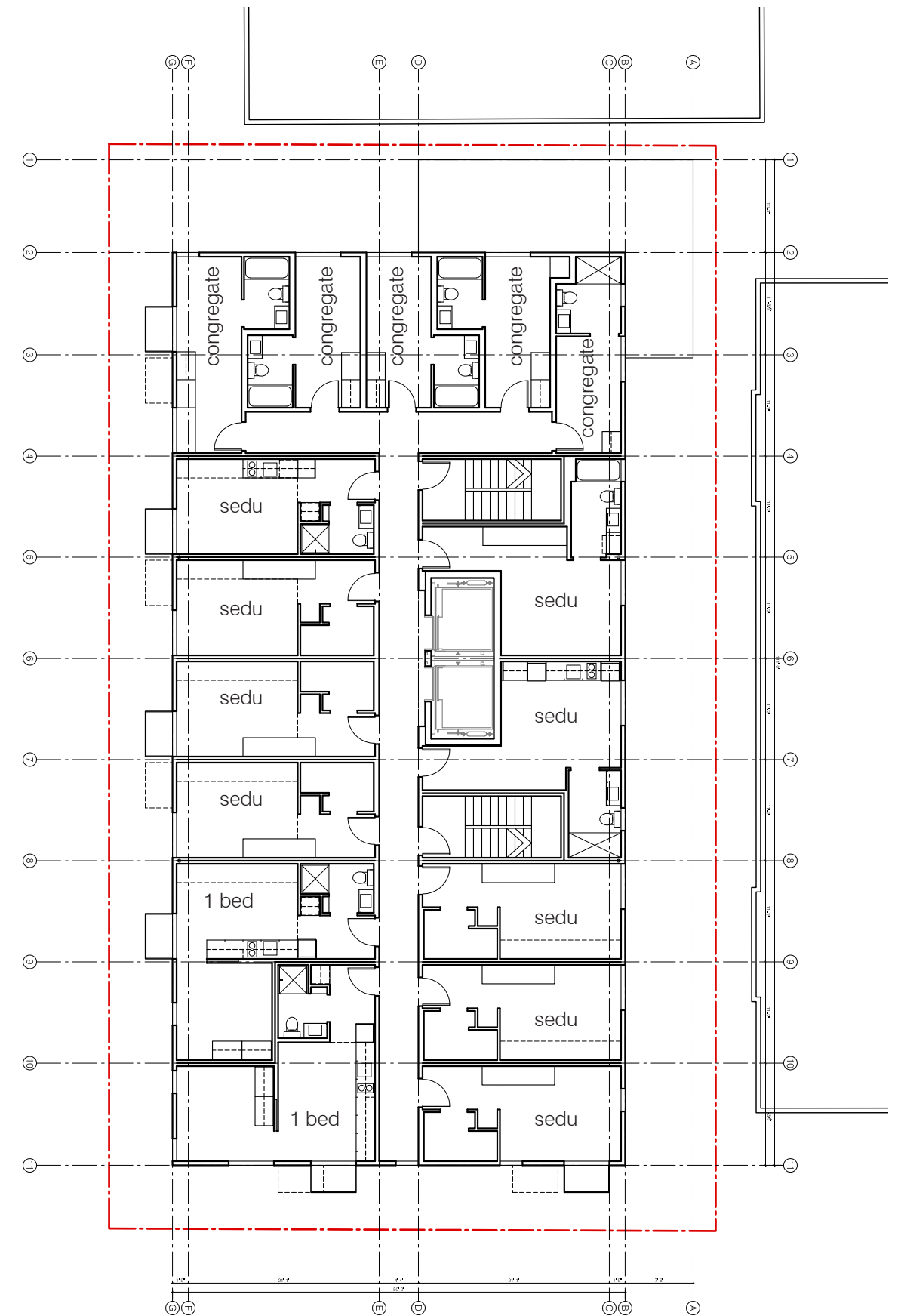
basement level 0 plan



level 1 plan

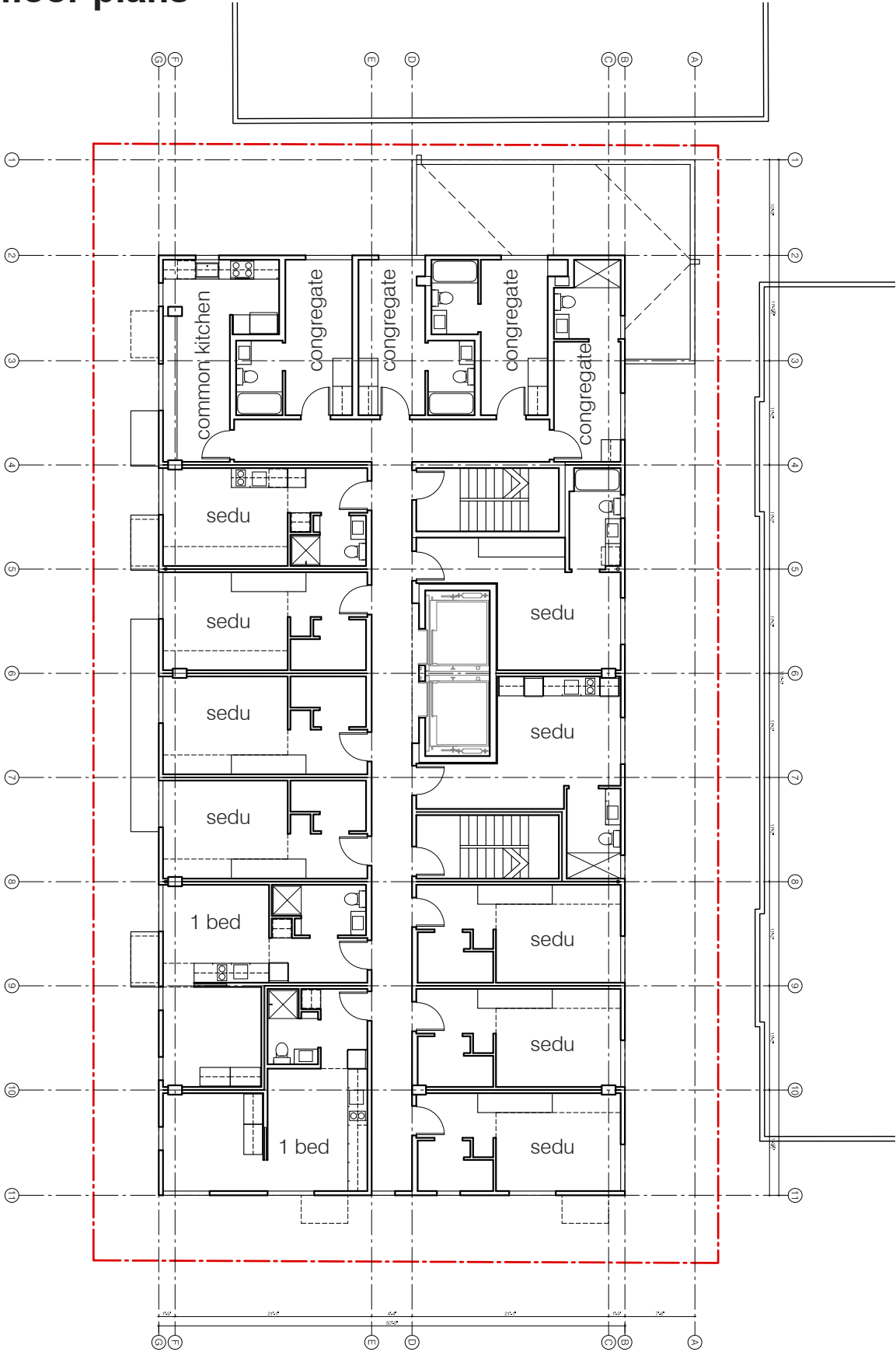


level 2 plan

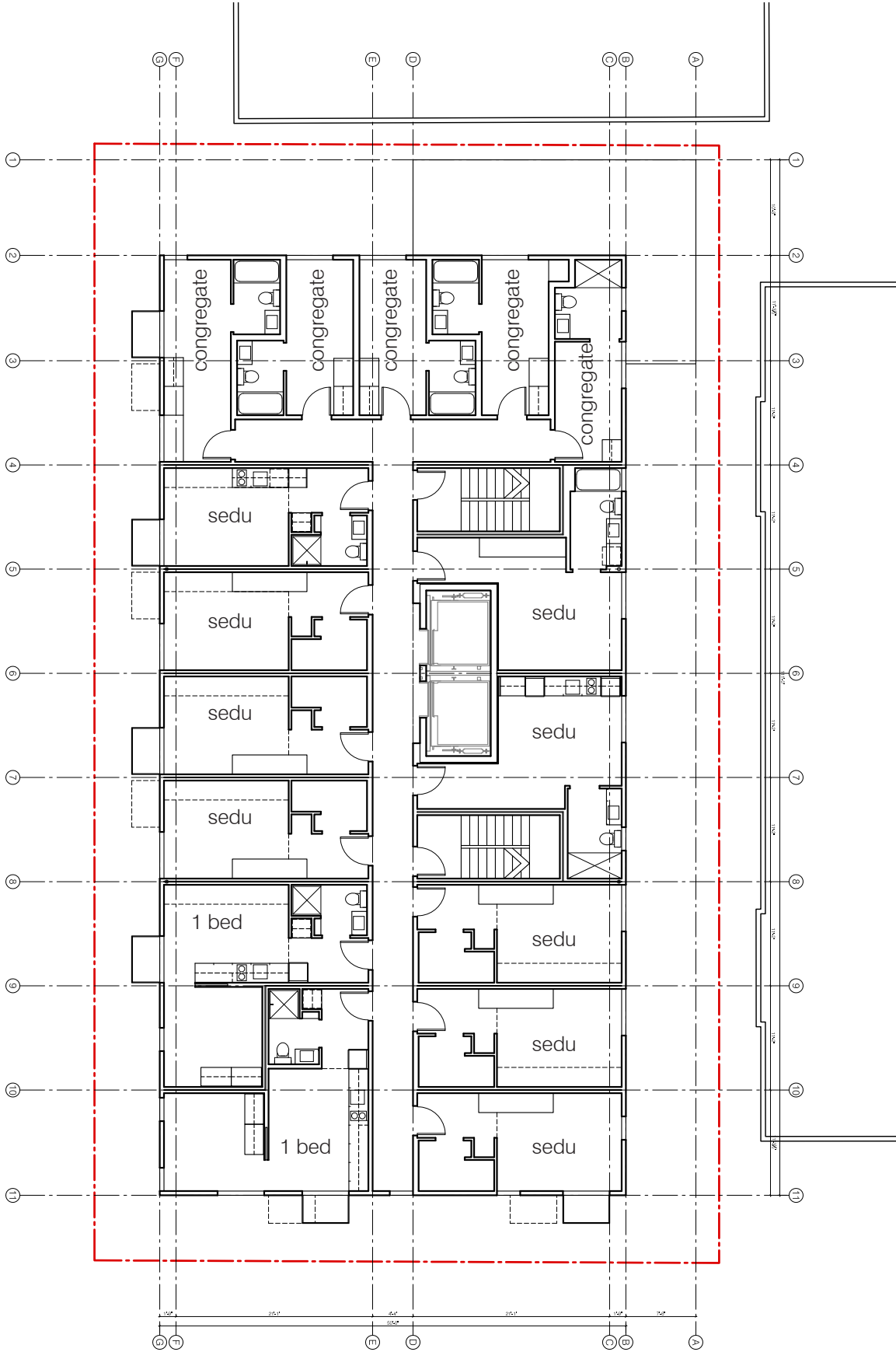


level 3 and 5 plan

floor plans

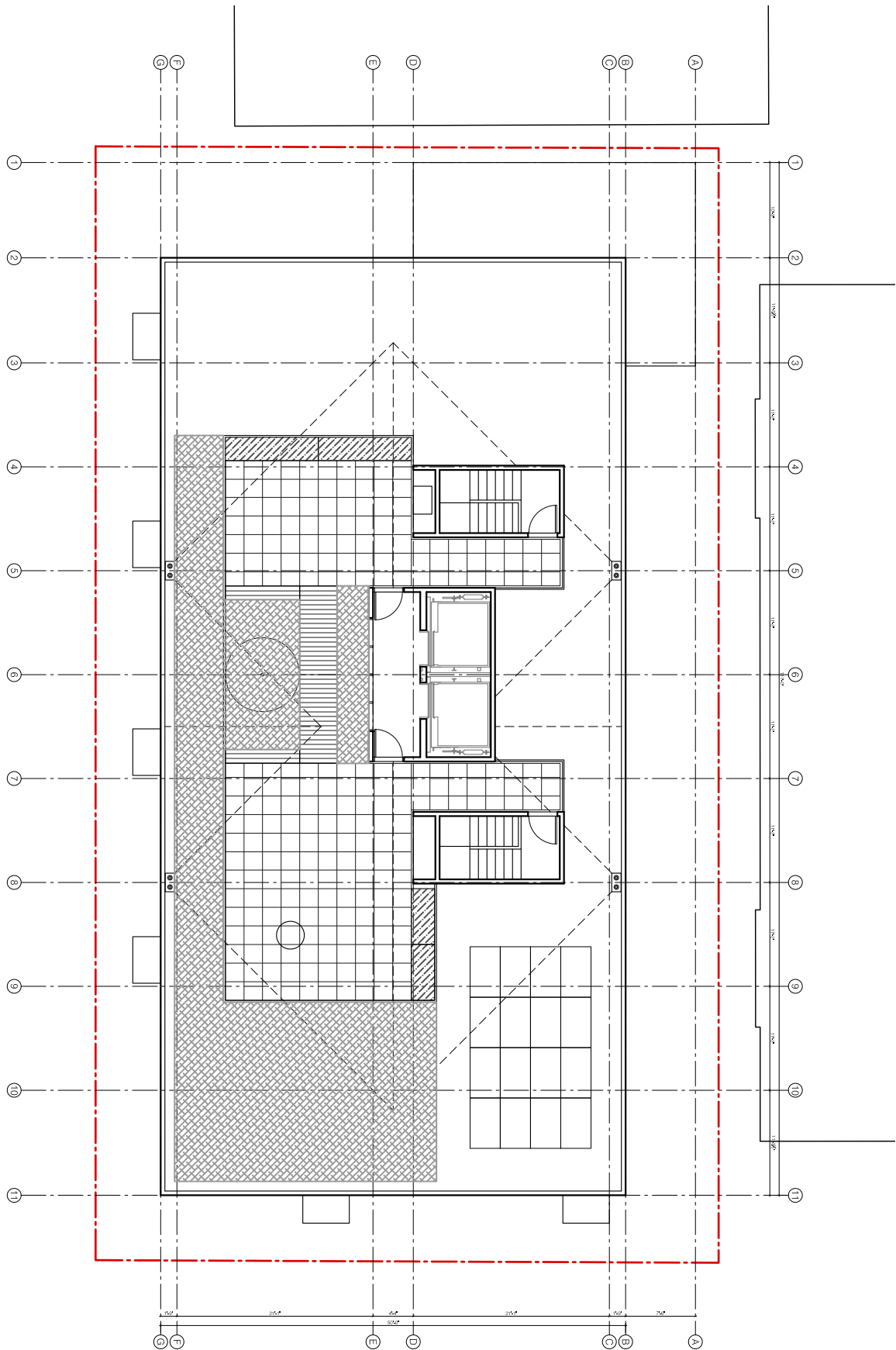


level 4 and 6 plan



level 7 plan

building cross section



roof plan

+102'-2" elev penthouse (+421.83')

+87'-0" roof (+406.67')

+73'-4" level 6 (+393.00')

+63'-4" level 6 (+383.00')

+53'-4" level 5 (+373.00')

+43'-4" level 4 (+363.00')

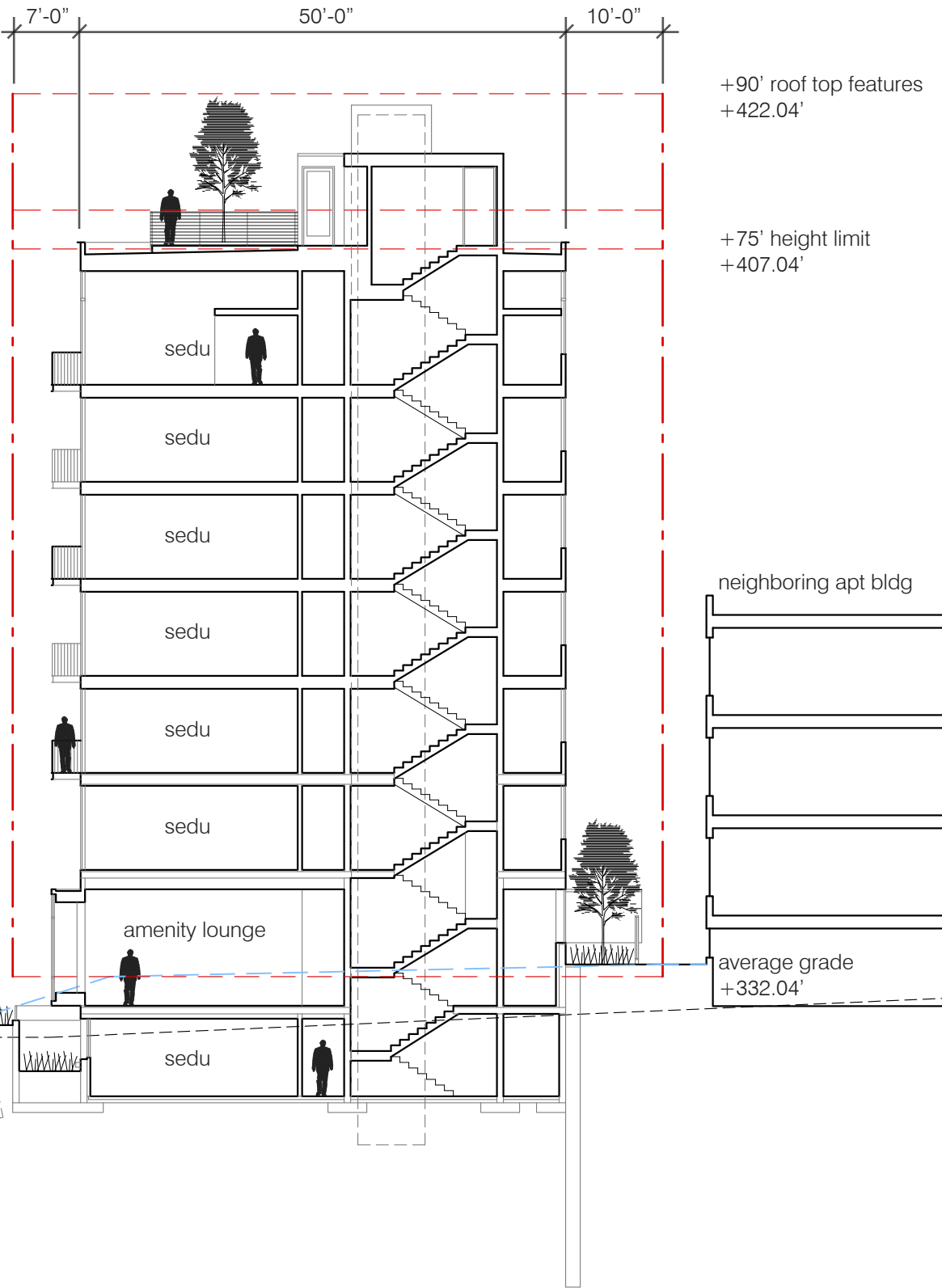
+33'-4" level 3 (+353.00')

+23'-4" level 2 (+343.00')

HARVARD AVE E

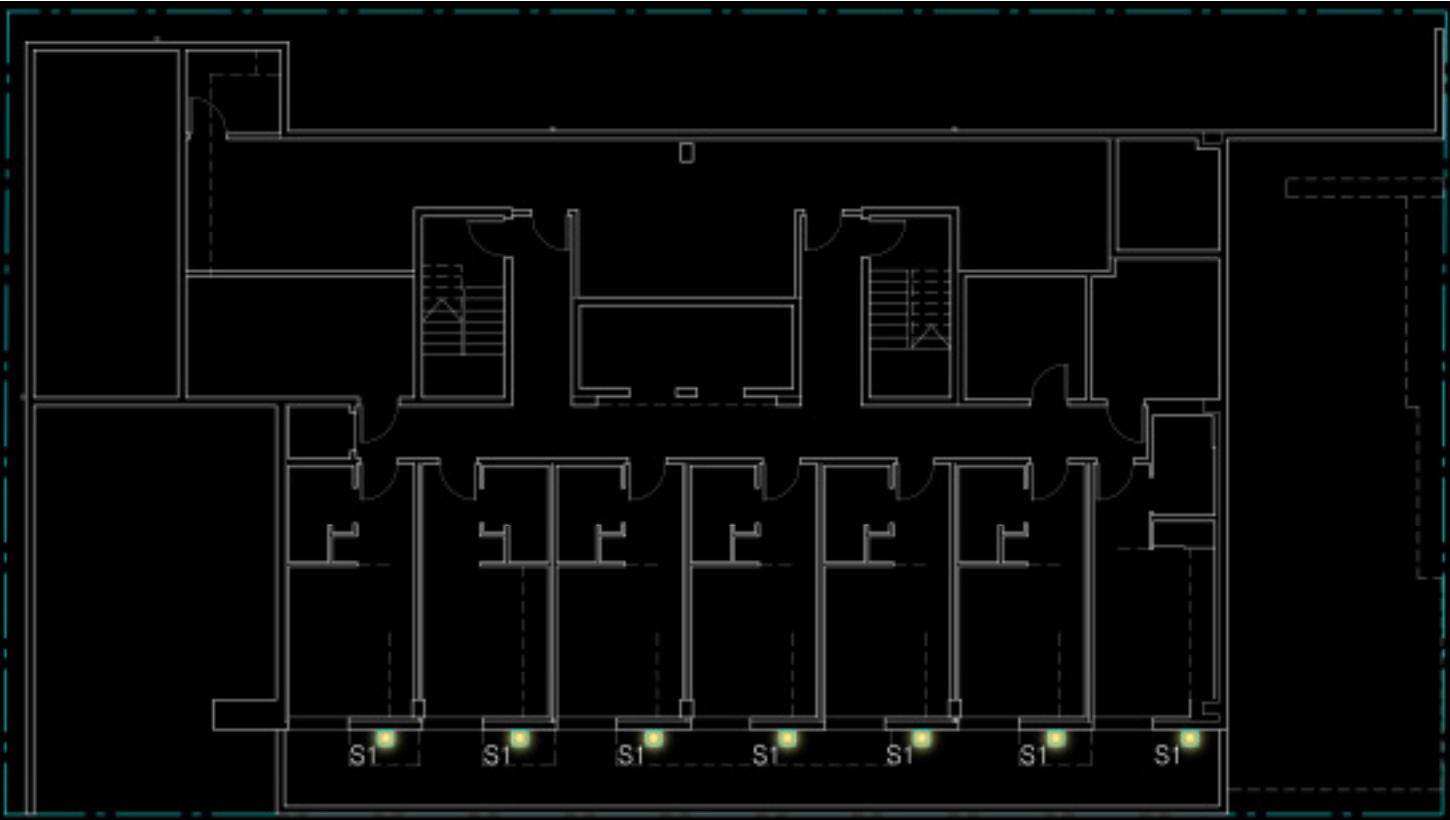
+9'-4" level 1 (+329.00')

basement level 0 (+319.67')



building cross section

lighting



basement well lighting plan



roof lighting plan



street level lighting plan



R1 - linear flush soffit light



R2 - recessed soffit light



S1 - wall mounted downlight



L1 - in ground landscape light



L2 - recessed step light

signage concepts



Retail signage: 8" letters on dark bronze steel plate



Residential entry building address: 12" back lit dark bronze plate numbers



Retail signage: vinyl lettering & logo on glass



loading zone signage: building mounted dark bronze 24" wide plate with white lettering

intentionally blank

departure request #1

SMC 23.45.518.B. MR Zone Setbacks

In MR zones the setback from street lot lines is 5 feet minimum / 7 feet average.

Proposition

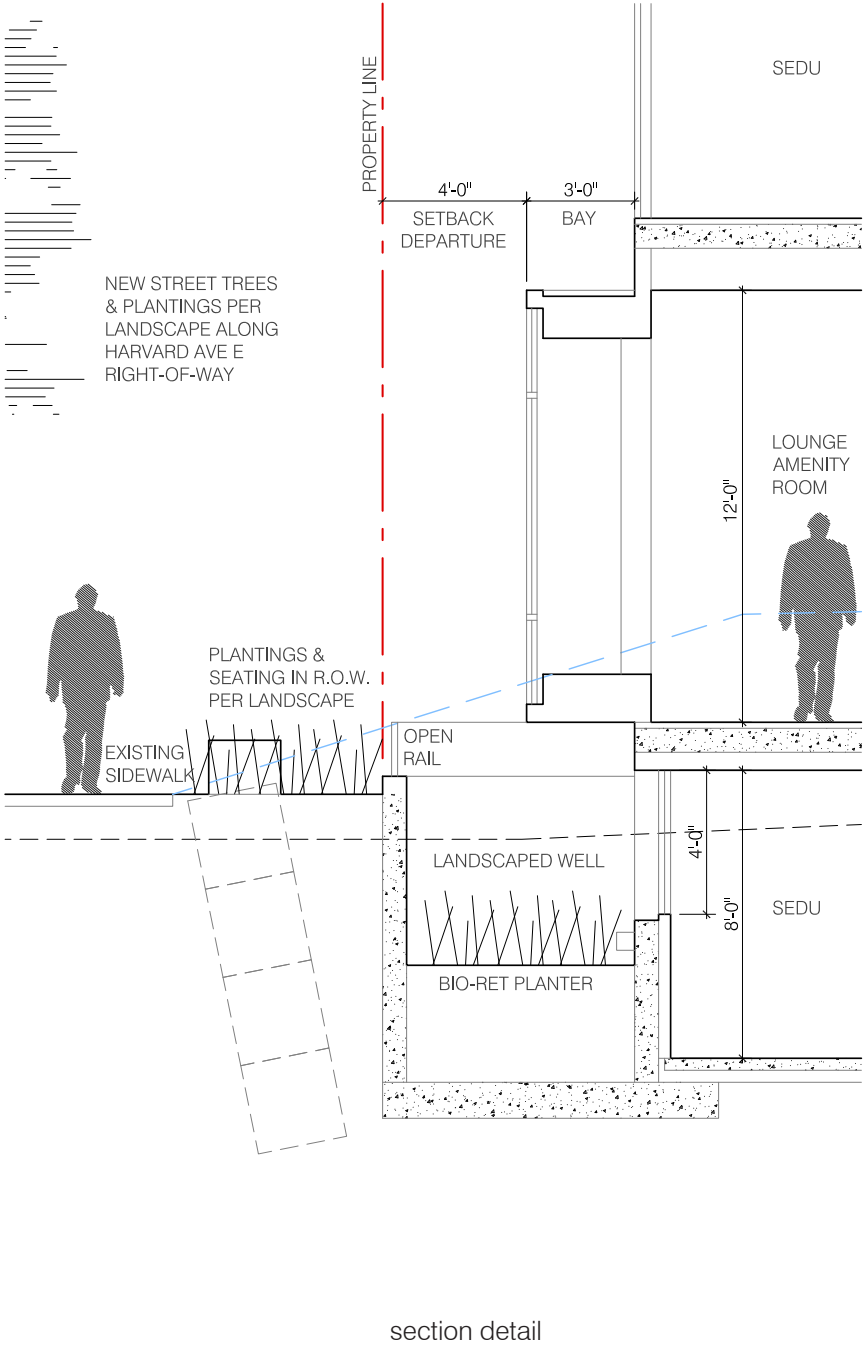
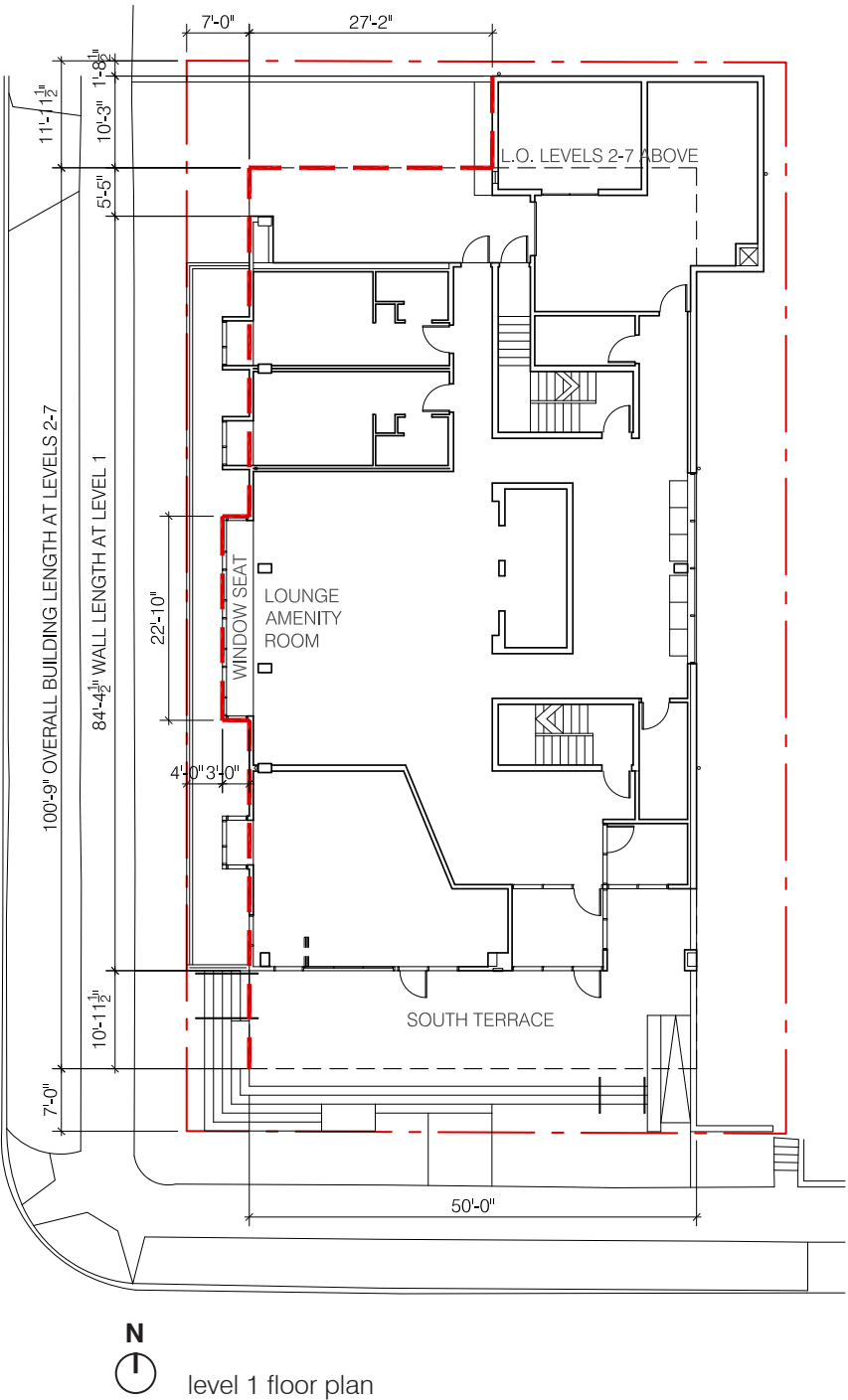
To allow a minimum setback of 4'-0" for a 22'-10" wide by 3'-0" deep projection at the level 1 enclosed amenity area.

Rationale

Creates a strong connection to the street to reinforce the existing desirable spatial characteristics of the neighborhood streetscape, invite social interaction with the public realm, and articulate the building façade.
CS2-A Location in the City and Neighborhood: Architectural Presence
CS2-B Adjacent Sites, Street, and Open Spaces: Connection to the Street
CS2-I Streetscape Compatibility

Locates large projecting bay window at resident lounge space to promote direct surveillance of the street. Enhances the potential for interaction among residents and neighbors as an active urban edge.
PL2-B Safety and Security: Eyes on the Street | Street-Level Transparency
PL3-B Residential Edges: Interaction
PL3-I Human Activity

The proposed interior gathering space reaches out to the street and takes advantage of filtered view through the proposed landscaping across and along the sidewalk.
As a large bay window the secondary architectural feature adds visual interest and scales the façade.
DC1-A Arrangement of Interior Uses: Gathering Places | Views and Connections
DC2-A Massing: Reducing Perceived Mass
DC2-C Secondary Architectural Features: Visual Depth and Interest | Dual Purpose Elements
DC2-D Scale and Texture: Human Scale



departure request #2

SMC 23.45.518.B. MR Zone Setbacks

In MR zones the rear setback is 15 feet from a rear lot line that does not abut an alley.

Proposition

To locate the level 1 portion of the structure at 1'-6 1/2" from the rear lot line and levels 2-7 at 11'-9 1/2" from the rear lot line which allows the transference of building mass from the east and south sides in order to expand the width of the east setback and provide a covered terrace along the entire south frontage.

Rationale

Expands the east setback to 10 ft at levels 2-7 to reduce shading on adjacent apartment building.
CS1-B Sunlight and Natural Ventilation: Daylight and Shading

Continues the neighborhood pattern of simple cohesive building forms that primarily have 10-15 foot side separations between buildings. Creates a civic gesture along the active Denny frontage.
CS2-A Location in the City and Neighborhood: Sense of Place | Architectural Presence

Creates a strong connection to the street with an expanded public realm that integrates steps, terrace, and landscaping to reinforce the existing desirable spatial characteristics of the neighborhood streetscape.
CS2-B Adjacent Sites, Street, and Open Spaces: Connection to the Street
CS2-I Streetscape Compatibility

The proposition references the historic Pantages property to the south with its staircase that addresses the corner intersection. By creating extra space for pedestrians and a wide stair that wraps the corner and leads up to a broad covered terrace generous access to the residential and commercial entries is proposed.
CS2-C Relationship to the Block: Corner Sites
CS2-II Corner Lots

Preserves a 14-15 foot separation to the existing apartment buildings to the east and to the north, similar in scale to existing neighborhood yard conditions. Maintains compatibility and continuity of pedestrian scale as a contemporary addition to the historic character of the neighborhood.
CS2-D Height, Bulk, and Scale: Existing Development and Zoning | Respect for Adjacent Sites
CS2-III Height, Bulk, and Scale Compatibility
CS3-A Emphasizing Positive Neighborhood Attributes
Fitting Old and New Together | Contemporary Design | Established Neighborhoods
CS3-I Architectural Concept and Consistency

Locates primary open space along south edge adjacent to active sidewalk travel to promote urban interaction. Equally distributes open space between east and north yards.
PL1-A Network of Open Spaces: Enhancing Open Space | Adding to Public Life
PL1-B Walkways and Connections: Pedestrian Infrastructure, Volume, & Amenities
PL1-C Outdoor Uses and Activities: Selecting Activity Areas
PL2-II Pedestrian Open Spaces and Entrances

Creates an expanded and welcoming semi-public transitional space along Denny with direct covered elevated access to the residential and small scale commercial entries. This enhances interaction among residents and neighbors as an active urban space.
PL3-A Entries: Design Objectives | Ensemble of Elements
PL3-B Residential Edges: Security and Privacy | Interaction
PL3-C Retail Edges: Porous Edge | Visibility | Ancillary Activities
PL3-I Human Activity

The south terrace is a fundamental concept for the project which, as an integrated semi-public space, enhances the character of the pedestrian-oriented urban village.
DC3-A Building-Open Space Relationship: Interior/Exterior Fit
DC3-I Residential Open Space

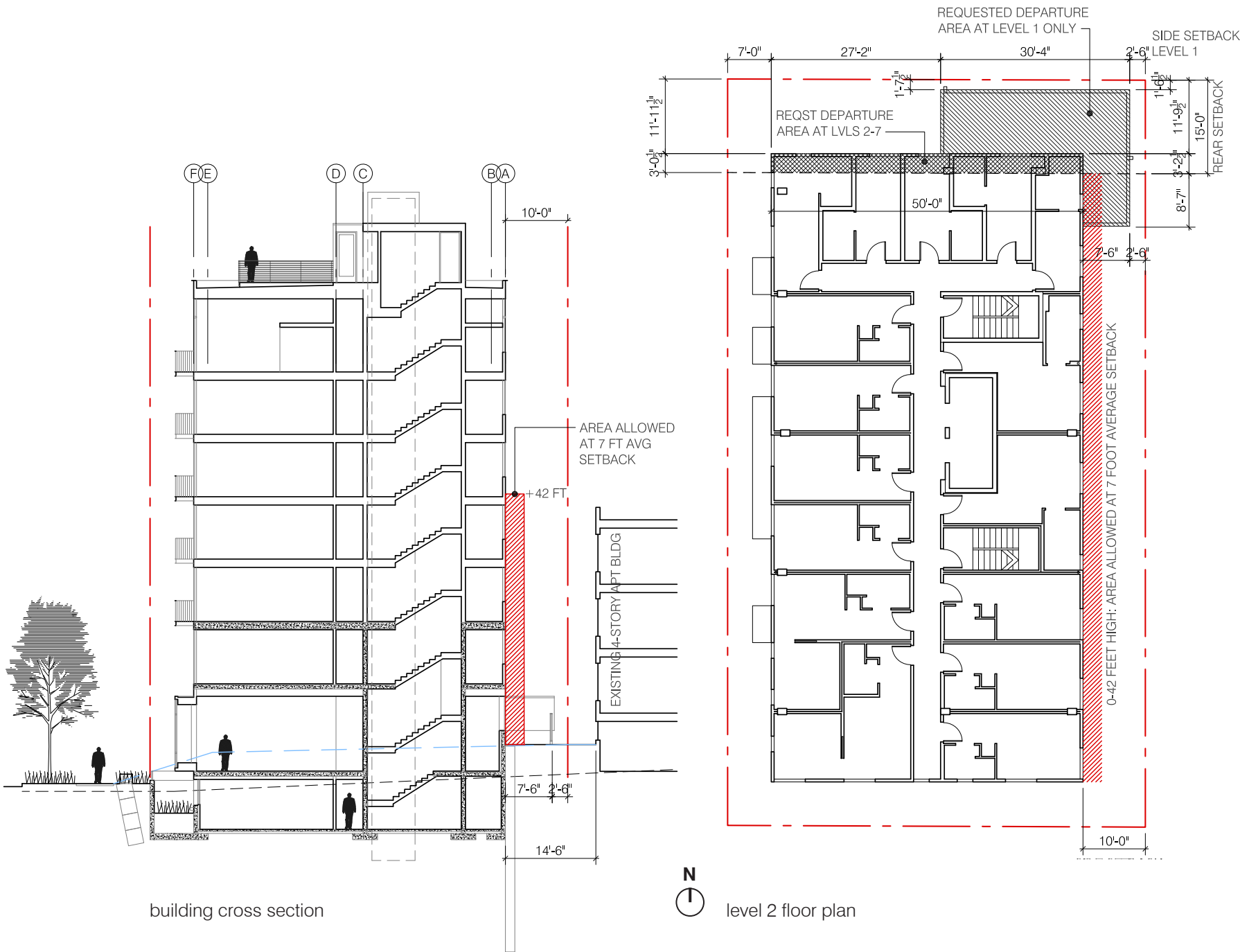
refer to departure #3 for supporting diagrams



neighboring structures to north



neighboring structure to east



departure request #3

SMC 23.45.518.B. MR Zone Setbacks

In MR zones the side setback from interior lot lines for portions of a structure 42 feet or less in height is 5 feet minimum / 7 feet average. The setback for portions of a structure above 42 feet in height is 7 feet minimum / 10 feet average.

Proposition

To locate the structure, at level 1 only, 2'-6" from the east property line for 8'-7". At levels 2-7 the setback is 10 feet.

Rationale

Expands the east setback to 10 feet for the bulk of the massing to increase daylight for dwelling units and reduce shading on the adjacent apartment building.
CS1-B Sunlight and Natural Ventilation: Daylight and Shading

Continues the neighborhood pattern of simple cohesive building forms that primarily have 10-15 foot side separations between buildings.
CS2-A Location in the City and Neighborhood: Sense of Place | Architectural Presence

Preserves a 14-15 foot separation to the existing apartment buildings to the east, similar in scale to existing neighborhood yard conditions. Maintains compatibility and continuity of scale as a contemporary addition to the historic character of the neighborhood. The level 1 portion of the structure is 6'-8" above finished grade.
CS2-D Height, Bulk, and Scale: Existing Development and Zoning | Respect for Adjacent Sites
CS2-III Height, Bulk, and Scale Compatibility
CS3-A Emphasizing Positive Neighborhood Attributes
Fitting Old and New Together | Contemporary Design | Established Neighborhoods
CS3-I Architectural Concept and Consistency

The trash / recycle storage room, accessed adjacent to the north load/unload area is located away from the street front pedestrian area placed in the least visible portion of the site. The 1-story projection beyond the tower form is limited to 6'-8" above existing grade along the east side yard, effectively creating a partially buried mass which reduces the overall impact of these facilities.
DC1-C Parking and Service Uses: Service Uses

Reinforces the existing character and pattern of open space between buildings. Proposed building wall is set back to provide solar access to neighboring properties.
DC3-C Open Space Concept Design: Reinforce Existing Open Space
DC3-I Residential Open Space

The widened side yard reinforces the overall architectural and open space design concept allowing for robust landscaping to buffer between the dwelling units interacting with the gap between buildings.
DC4-D Trees, Landscape and Hardscape Materials: Choice of Plant Materials

refer to departure #2 for supporting diagrams



departure request #4

SMC 23.45.518.H.3. Projections permitted in required setbacks: bay windows

Bay windows may project a maximum of 2 feet into required setbacks if they are no closer than 5 feet to any lot line.

Proposition

Request to allow 3 bays along the west façade at level 1 to extend 3 feet from the façade which is 4 feet from the street lot line.

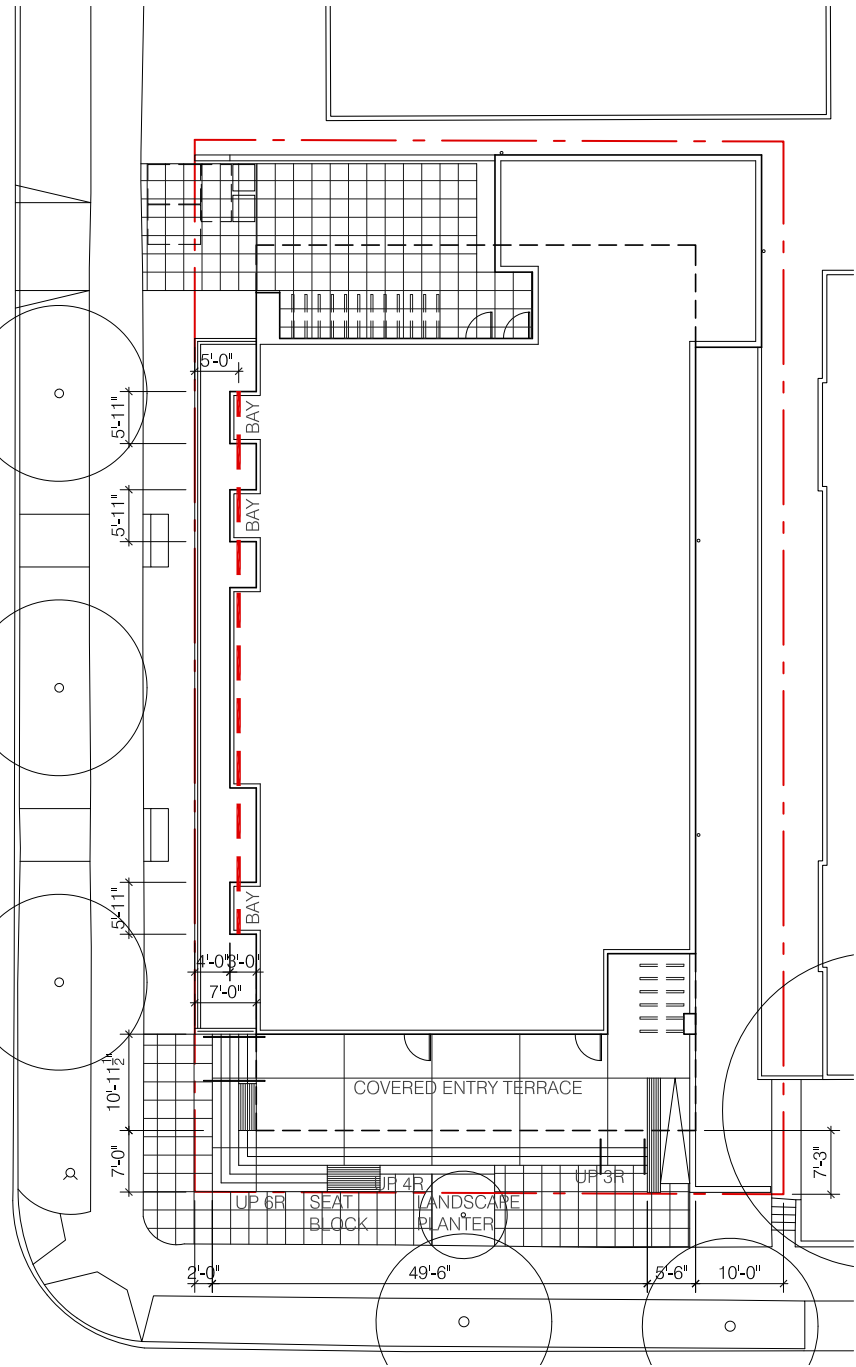
Rationale

The subtle increase in bay scale from a 2 foot to 3 foot projection articulates a presence and identity for the building to engage the public realm while relating to the neighborhood character of human scaled elements. With a generous landscape buffer along the west property edge, the face of the bay projections are 10 feet from the sidewalk.
CS2-A Location in the City and Neighborhood: Architectural Presence
CS2-B Adjacent Sites, Streets, and Open Spaces: Connection to the Street
CS3-I Architectural Concept and Consistency

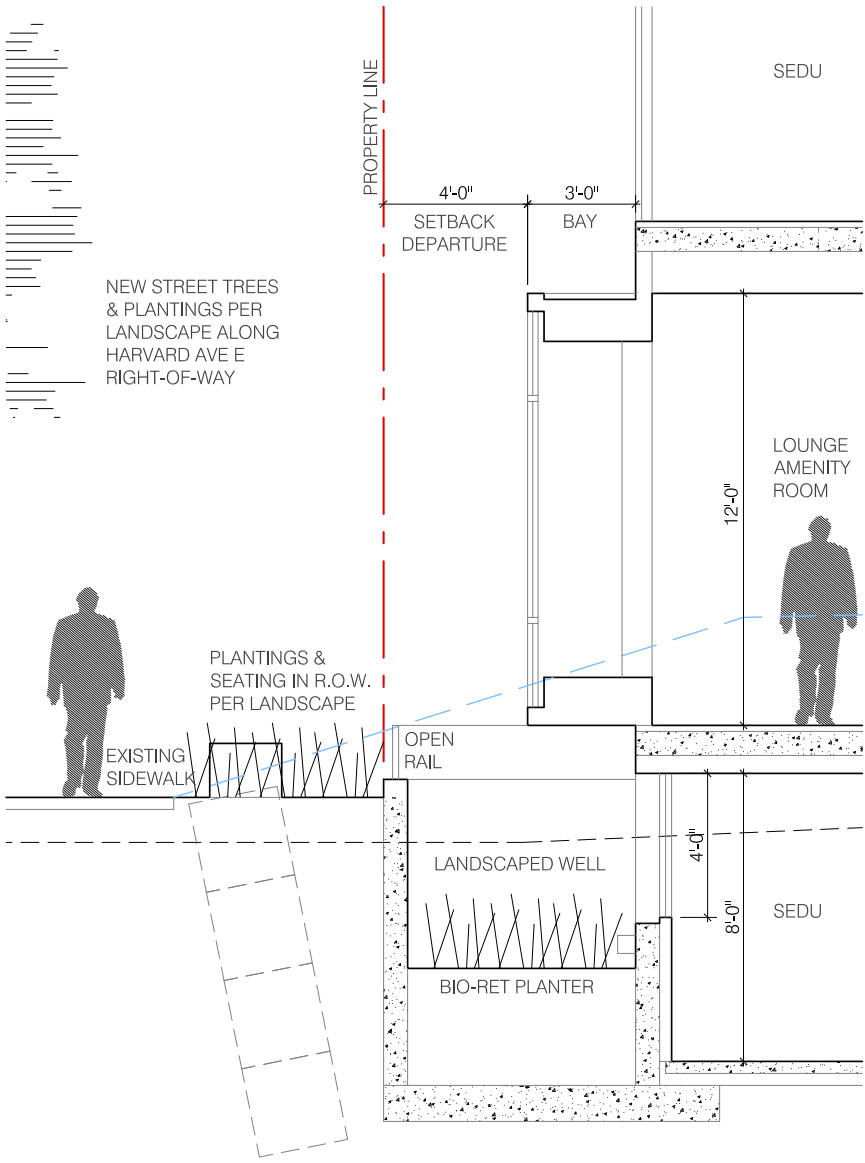
Increasing the opportunity for natural surveillance by extending lines of sight contributes to a safer street environment.
PL2-B Safety and Security: Eyes on the Street
PL2-I Human Scale

As a projecting window seat over-looking the street, common to residential properties in the neighborhood, the generous landscape buffer and depressed bio-retention planter with window wells serving the basement apartment units maintains privacy and security.
PL3-B Residential Edges: Ground-level Residential
PL3-I Human Activity

The patterned arrangement of bays relates to the broader organization of openings throughout the project and hierarchically signifies the common lounge space. Visual depth and interest is increased with the extended and rightly proportioned bay size.
DC2-B Architectural and Façade Composition
DC2-C Secondary Architectural Features: Visual Depth and Interest |
Fit With Neighboring Buildings
DC2-D Scale and Texture: Human Scale



N
↑
site plan



section detail

departure request #5

SMC 23.45.518.H.5. Projections permitted in required setbacks:
Unenclosed porches or steps maximum width

Code requires a 20'-0" maximum combined width of porches and steps in required setbacks.

Proposition

Request to allow a 49'-6" wide terrace and steps across the south frontage.

Rationale

The proposition references the historic Pantages property to the south and its staircase that addresses the corner intersection by creating extra space for pedestrians with a wide stair that wraps the corner and leads up to a broad covered terrace for access to the residential and commercial entries.
CS2-C Relationship to the Block: Corner Sites
CS2-II Corner Lots

Locates the primary open space along the south edge of the project and adjacent to the active sidewalk along E Denny Way which promotes urban interaction and supports the civic nature of movement and activity along the street.
PL1-A Network of Open Spaces: Enhancing Open Space | Adding to Public Life

Creates an expanded and welcoming semi-public transitional space along Denny with direct covered elevated access to the residential and small scale commercial entries. The commercial space is highly glazed and porous and with an operable window wall to connect interior and exterior activities. This enhances interaction among residents and neighbors as an active urban space.
PL3-A Entries: Design Objectives | Ensemble of Elements
PL3-B Residential Edges: Security and Privacy | Interaction
PL3-C Retail Edges: Porous Edge | Visibility | Ancillary Activities
PL3-I Human Activity

The south terrace is a fundamental concept for the project which, as an integrated semi-public space, enhances the character of the pedestrian-oriented urban village.
DC3-A Building-Open Space Relationship: Interior/Exterior Fit
DC3-I Residential Open Space



departure request #6

SMC 23.45.518.H.7. Projections permitted in required setbacks: unenclosed balconies

Unenclosed balconies may project a maximum of 4 feet into required setbacks if each one is no closer than 5 feet to any lot line; no more than 20 feet wide; and separated from other balconies on the same façade of the structure by a distance equal to at least 1/2 the width of the projection.

Proposition

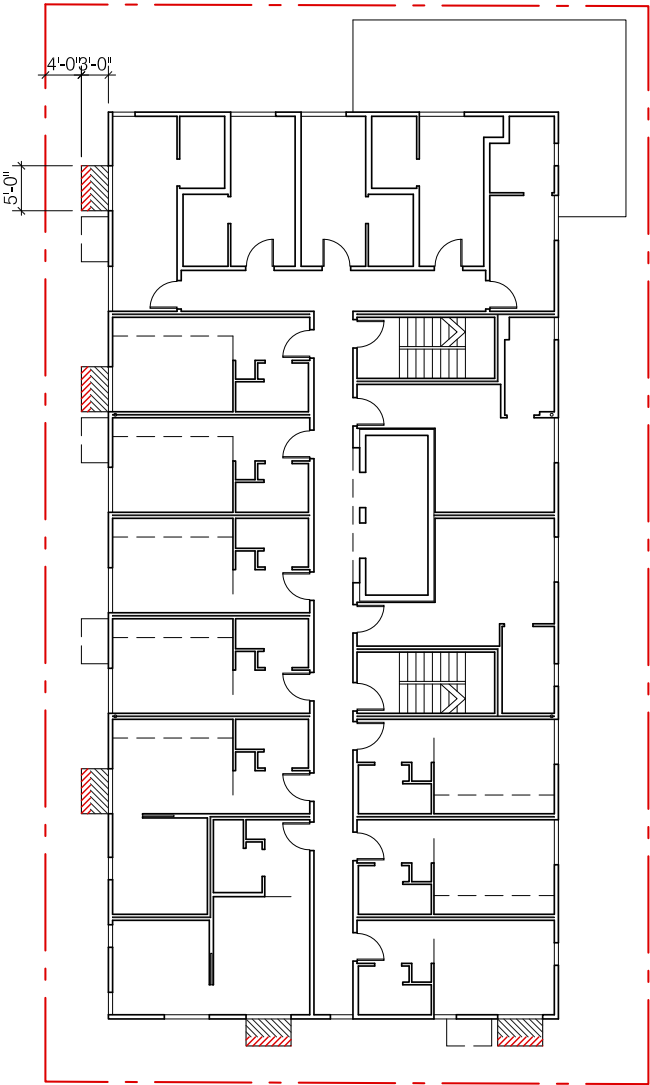
Request to allow 3 foot projecting balconies along the west and south facades of levels 3-7 which is 4 feet from the street lot lines. The balconies are 5 feet wide to align with window / door openings.

Rationale

Projecting balconies are common on nearby multi-family buildings, particularly those built over the past 10 years. A two foot deep balcony is functionally awkward. The requested three foot depth allows for real occupancy of the balcony supporting a greater connection to the street. The scale directly relates to the bays at level 1.
CS2-A Location in the City and Neighborhood: Architectural Presence
CS2-B Adjacent Sites, Streets, and Open Spaces: Connection to the Street
CS3-I Architectural Concept and Consistency

Increasing the opportunity for natural surveillance by extending lines of sight contributes to a safer and more interactive public realm.
PL2-B Safety and Security: Eyes on the Street
PL2-I Human Scale

The patterned arrangement of balconies relates to the broader organization of openings throughout the project. The relentlessness of balconies at all openings is relieved by composing a select number of secondary features which introduces variation into the façade system. Visual depth and interest is increased with the extended and rightly proportioned balcony size.
DC2-B Architectural and Façade Composition
DC2-C Secondary Architectural Features: Visual Depth and Interest | Fit With Neighboring Buildings
DC2-D Scale and Texture: Human Scale



N
typical level 3-7 plan

shadow study

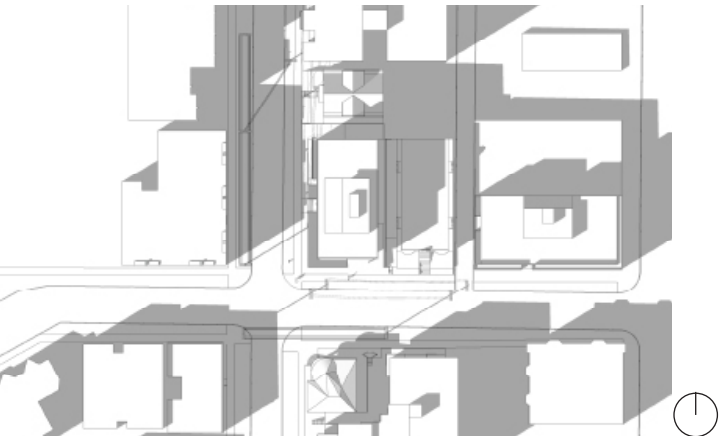
equinox



march/september 21
9 am



march/september 21
12 pm

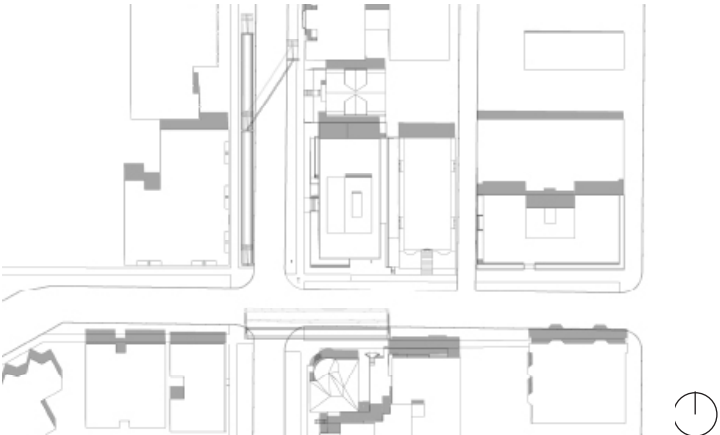


march/september 21
3 pm

summer



june 21
9 am

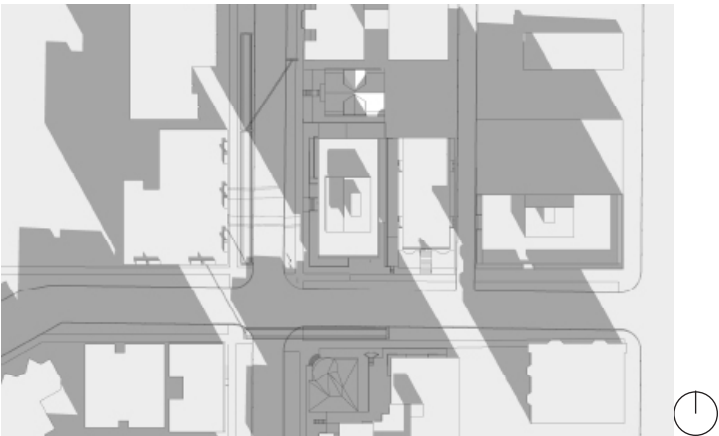


june 21
12 pm



june 21
3 pm

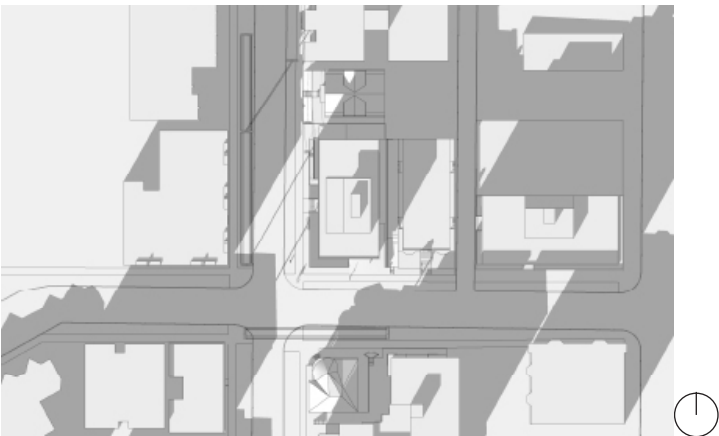
winter



december 21
9 am



december 21
12 pm



december 21
3 pm

architect | developer housing projects



Kamiak + Workshop AD + KKLA | Sound Apartments | Seattle WA



Workshop AD + KKLA | Stadium 302 Condominiums | Tacoma WA



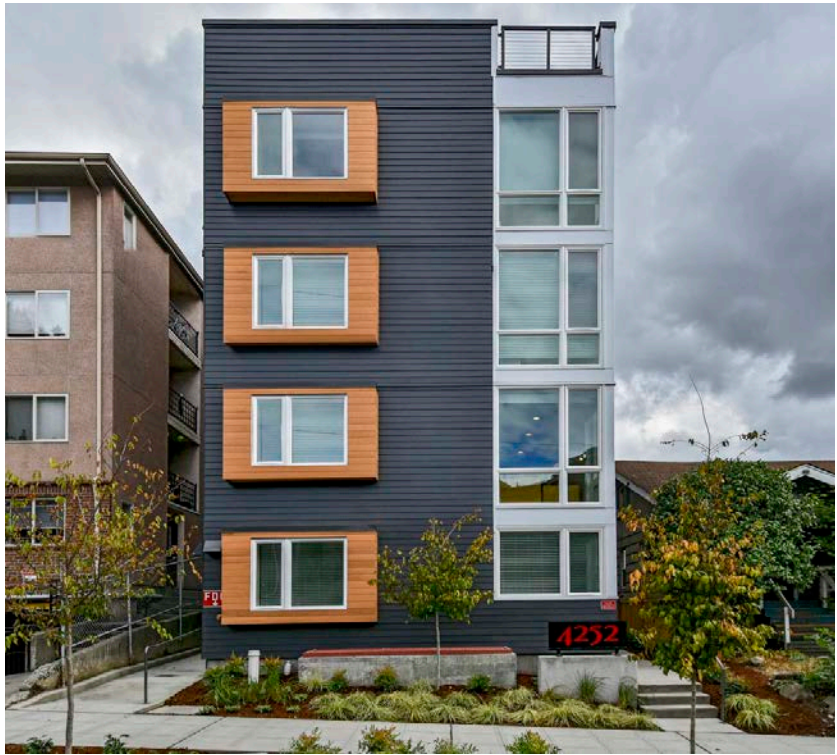
Workshop AD + KKLA | CODA mixed-use | Seattle WA



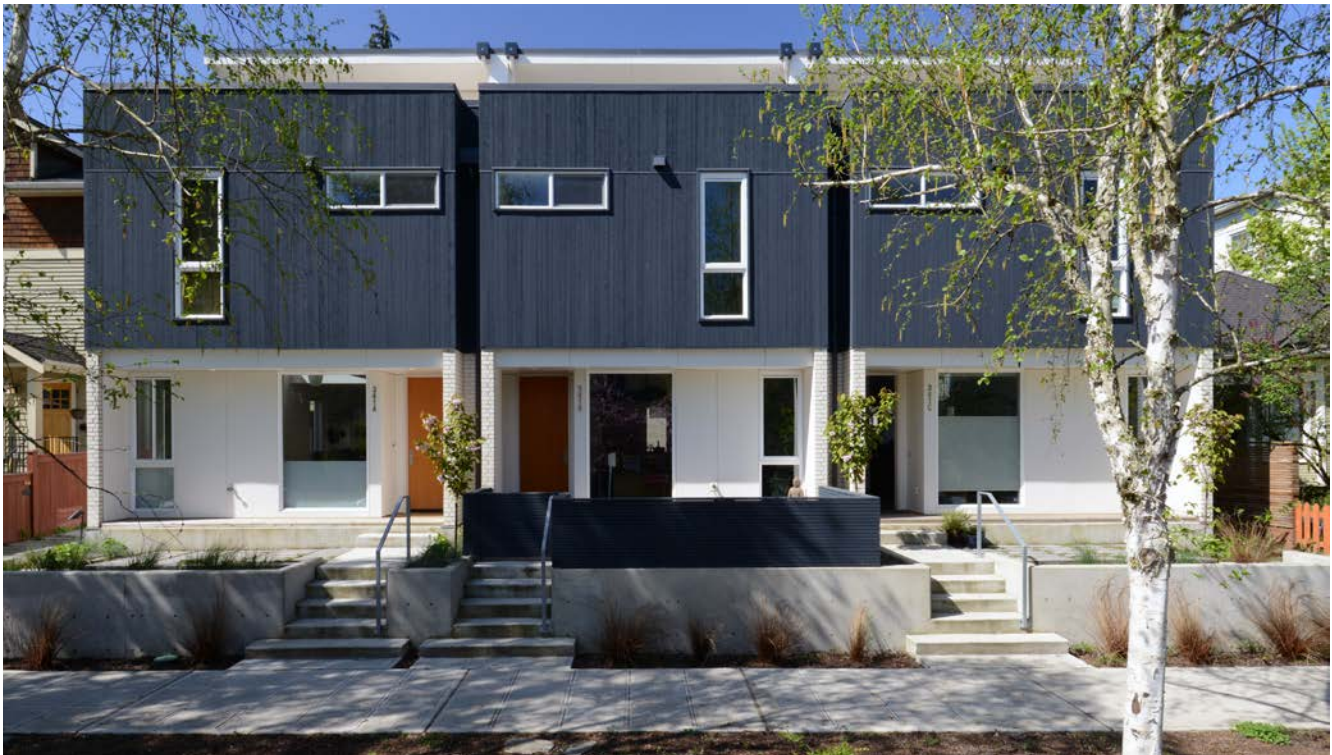
Workshop AD | Colman Triplex | Seattle WA



Workshop AD + KKLA | A77 | Seattle WA



Kamiak | The Willet Apartments | Seattle WA

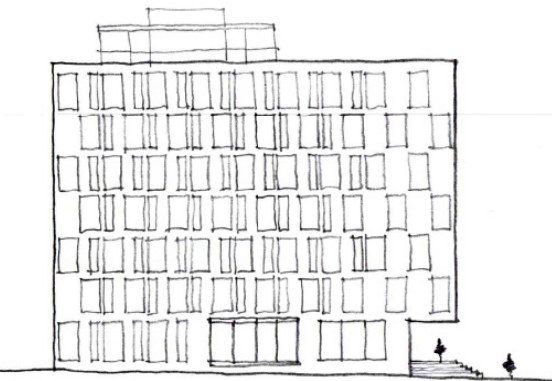


Workshop AD | Project 339 Townhouses | Seattle WA



Workshop AD | Howell 10 | Seattle WA

‘Composite Fabric’

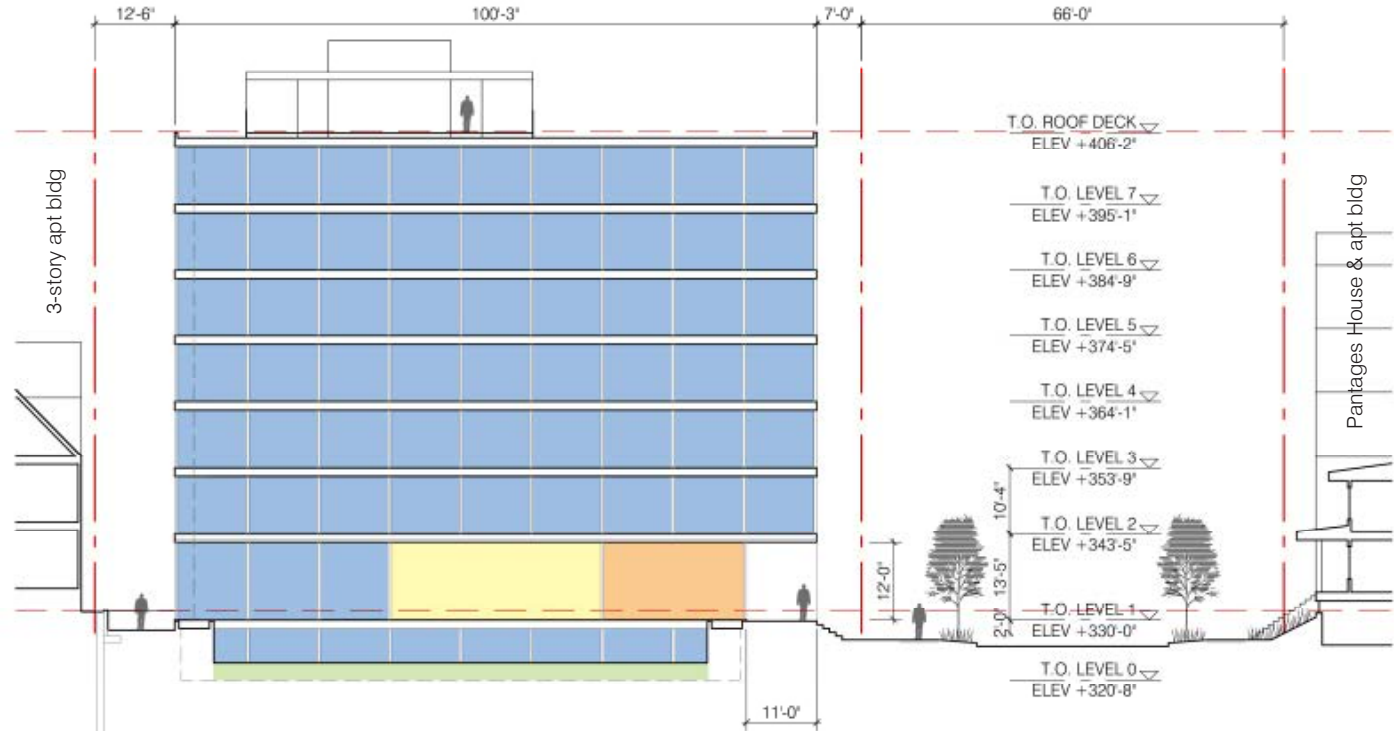


Number of Units	83
Number of Beds	101
	(230-1,000 sqft units)
Commercial	550 sqft
GFA Total	34,092 sqft
Vehicle Parking	1 load / unload
Bicycle Parking	75 stalls long term
	4 stalls short term
Amenity Area	1,530 sqft
Roof Deck	735 sqft

Composite Fabric proposes the systematic deployment of regularly sized yet positionally varied openings combined with larger programmatic street level openings to form a cohesive building figure. The intent is to responsively fuse the varied scales and styles of the structures in the neighborhood. The project prioritizes the south edge as an active civic space that positions the primary residential and commercial entries along a broad covered terrace. Integrated landscaped and hardscaped steps wrap the corner and relate to the historic Pantages house and the primary pedestrian movement along Denny. This transitions along Harvard to a quieter more park like layered landscaped edge that includes pull out seating space along the sidewalk. The residential entry lobby in the southeast corner expands into a lounge amenity space that extends west using a large bay window to engage the Harvard environment. The commercial space is positioned in the highly visible southwest corner where the covered entry terrace can double as an active extension for the commercial users. Two SEDU's are positioned in the northwest corner, slightly raised above sidewalk grade. A load / unload area, building utility access including trash/ recycle room, and on grade bike covered storage are located along the north side of the building. To provide light and air for the basement units a landscaped well extends along a portion of the western frontage.

Floor levels two through seven are a mix of dwelling types and sizes. Each level is includes nine SEDU's, two studios, and five congregate sleeping rooms along the north side of the floor plate. Levels 2 and 6 include common kitchen spaces serving the congregate units. Floor to ceiling windows provide daylight and view opportunities for each dwelling unit and bedroom. Additional amenity space is provided as a roof top deck with excellent views.

DEPARTURE REQUESTS: to reduce the rear setback (north side) from 15'-0" to 12'-6". See page 40.



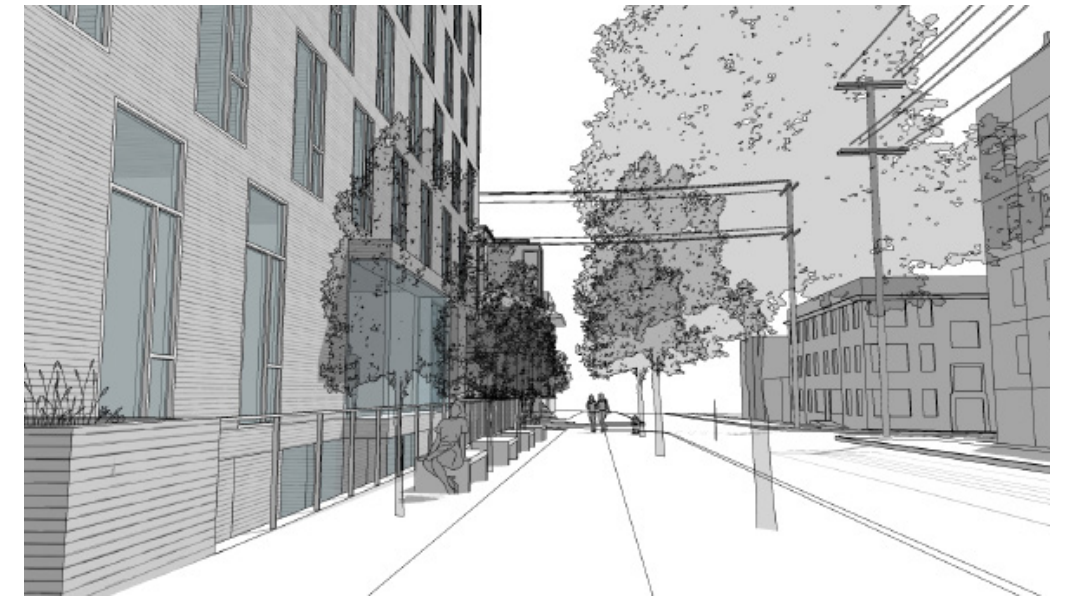
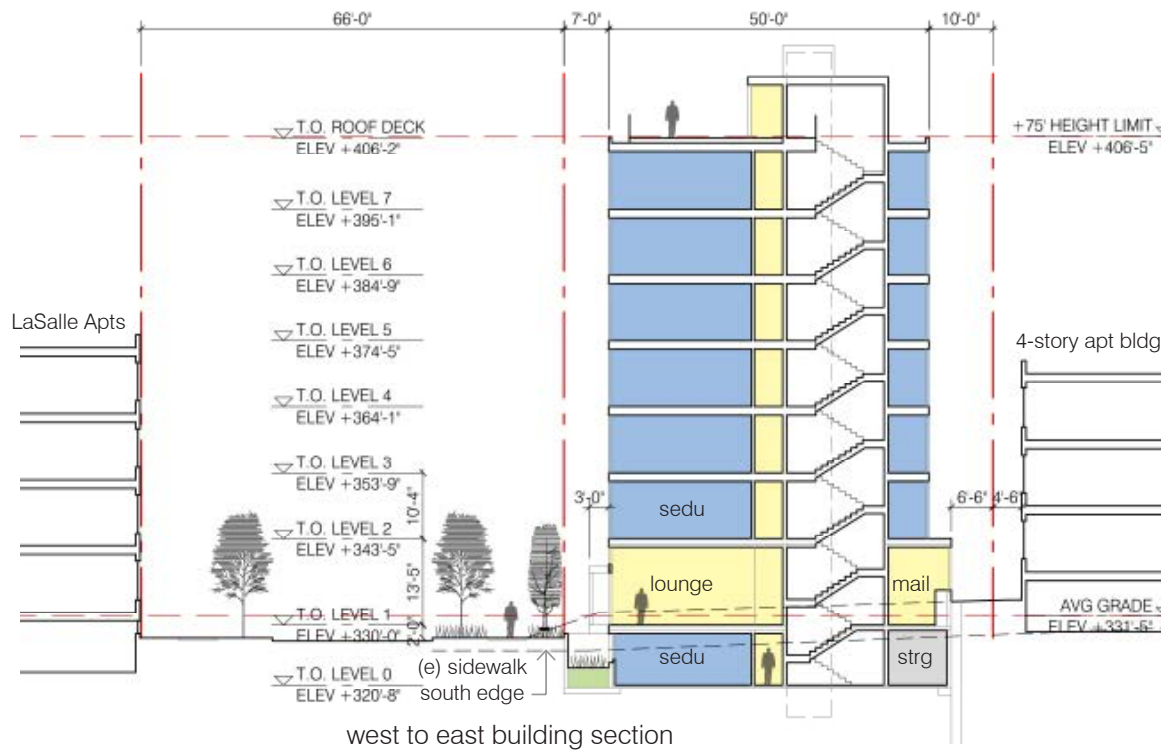
north to south building section



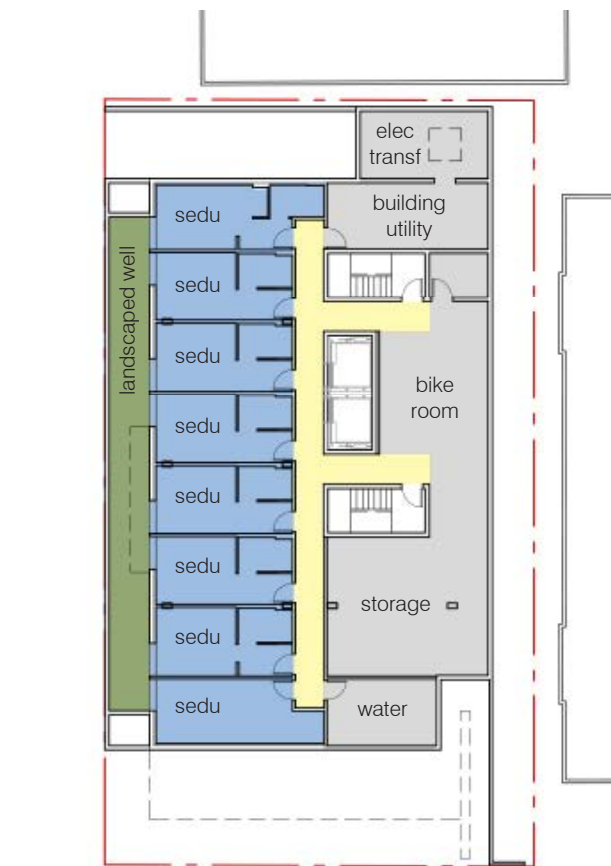
intersection // southwest perspective



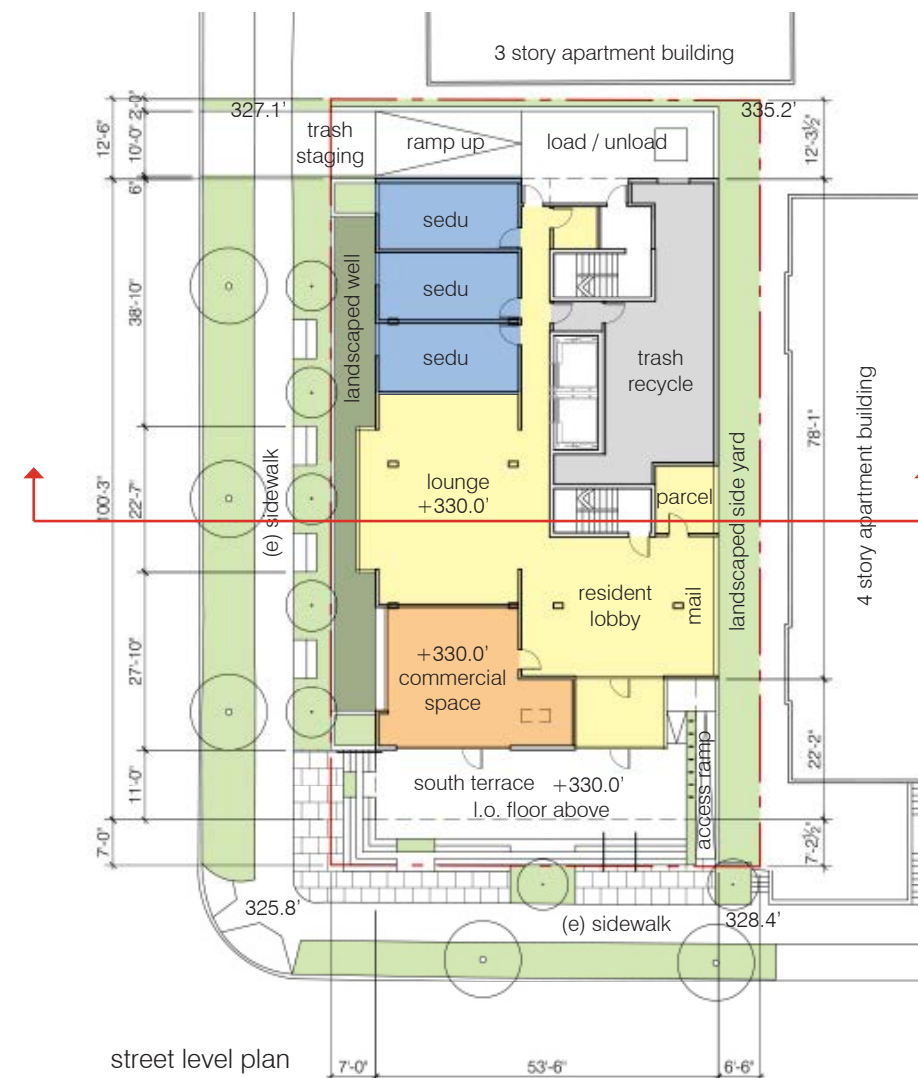
active spaces near street level



harvard ave // looking south



N
basement level plan



intersection // looking east



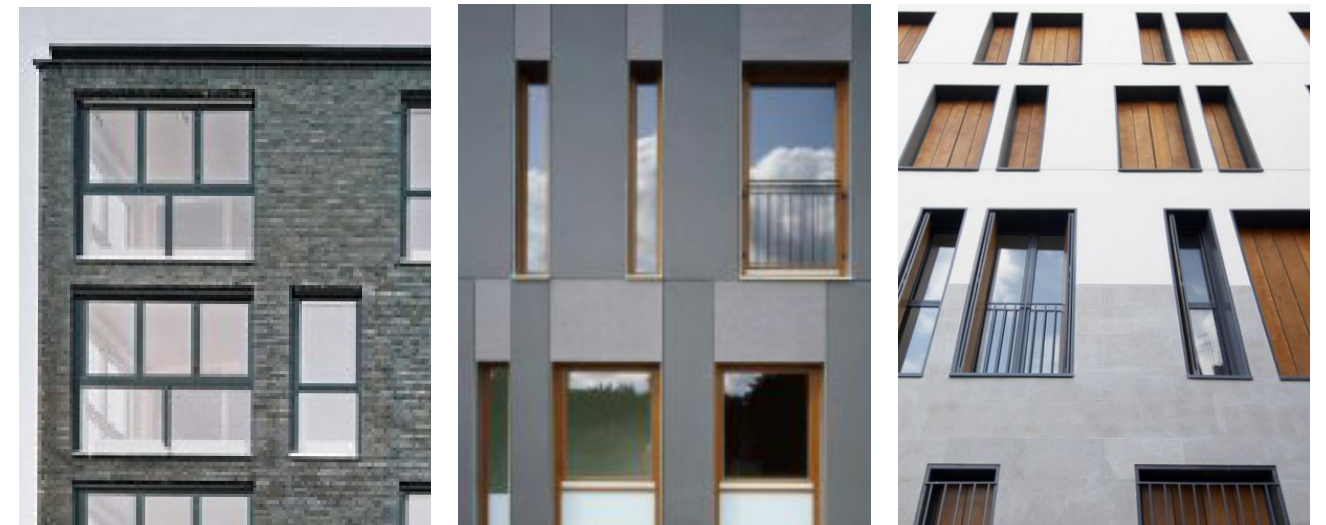
denny way // south facade



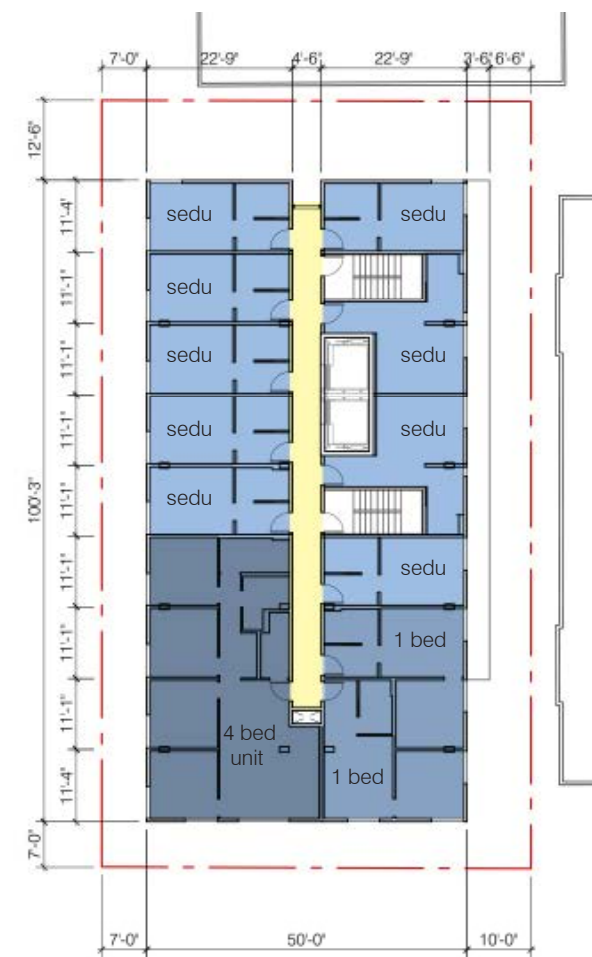
e denny way// southeast corner



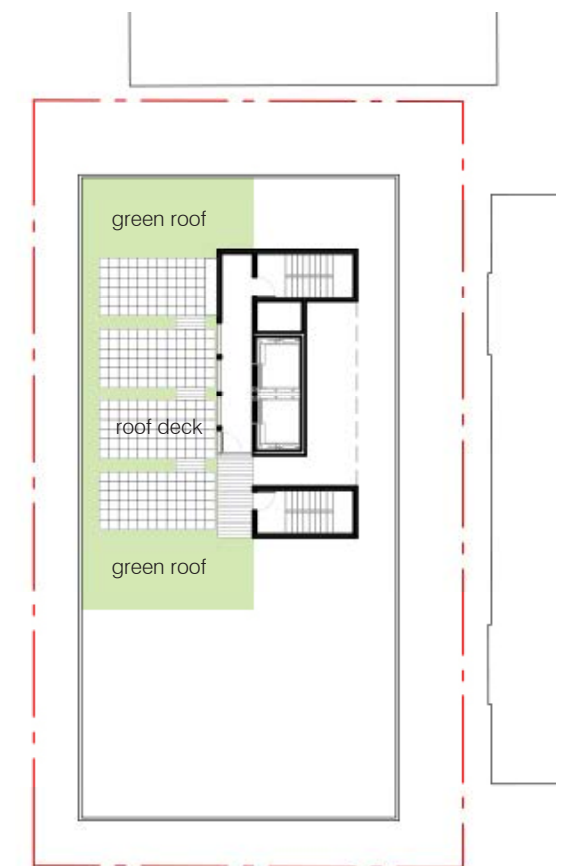
harvard ave e // northwest corner



programmatic response composite rhythm | integration | contemporary yet inclusive of historic fabric



typical residential floor plan



roof plan





active steps + urban entry terrace



landscaped well



denny way // south facade



harvard ave // west facade



landscaped well detail



layered landscape integration